

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 21, 2023 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance rezoning the property located at 10400 – 10414 Colonel Glenn Road from R-2, Single-Family District, to C-4, Open Display Commercial District (Z-9748).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The owner of the 4.92-acre property, located at 10400 – 10414 Colonel Glenn Road is requesting that the property be rezoned from R-2, Single-Family District, to C-4, Open Display Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the C-4 Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays and 1 open position.</p> <p>The applicant is proposing to rezone the 4.92-acre site located at 10400 – 10414 Colonel Glenn Road from R-2, Single-Family District, to C-4, Open Display Commercial District.</p> <p>The property currently undeveloped with a portion of an existing access drive connecting to Colonel Glenn Road to the south. The lot currently has an open area to the south and a wooded area to the north with a perimeter wire fence bordering the south perimeter.</p> <p>The site is located within an area along Colonel Glenn Road which is becoming more commercial in nature due to its proximity to Interstate 430.</p>
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**BACKGROUND  
CONTINUED**

I-1, Industrial Park District, I-2, Light Industrial District, C-3, General Commercial District, and PCD, Planned Commercial Development, zoned properties are located to the north, east, west, and south of the site. Mostly R-2 zoned residential properties border the east side across Shackelford Road and southwest across Colonel Glenn Road. The City's Future Land Use Plan designates this property as Service Trades District (STD), with Commercial (C), and Light Industrial (LI) for the surrounding properties. A Land Use Plan Amendment from Service Trades District (STD), with Commercial (C) is a separate item on this agenda.

The Planning Commission reviewed this request at their January 12, 2023, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.