

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 4, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An Ordinance rezoning property located immediately east of 8123 Stagecoach Road from R-2 to C-3 (Z-10101).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Susan Altrui Acting City Manager</p>

SYNOPSIS	<p>The owner of the 2.8 acre property located immediately east of 8123 Stagecoach Road is requesting that the property be reclassified from R-2, Single-Family District to C-3, General Commercial District.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the C-3 Rezoning request. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 1 absent, and 2 open positions.</p>
BACKGROUND	<p>The applicant proposes to rezone the 2.8-acre lot immediately east of 8123 Stagecoach Road from “R-2” single-family residential to “C-3” general commercial to allow the construction of a Scooters Coffee drive-thru coffee kiosk with future additional commercial development.</p> <p>The property is currently undeveloped and heavily wooded. There is a mix of C-3, R-2, OS, and PCD zoning around the property.</p> <p>The request is in the Otter Creek Planning District. The Land Use Plan shows The Mixed Office and Commercial (MOC) category provides for a mixture of office and</p>

**BACKGROUND
CONTINUED**

commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The application is to rezone from R-2 to C-3.

The Planning Commission reviewed this request at their December 12, 2024, meeting and there were no objectors present. All owners of property located within 300 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.