

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 6, 2024 AGENDA**

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| <p>Subject:</p> <p>An ordinance rezoning the property located at 17900 Lawson Road from R-2, Single-Family District, to C-1, Neighborhood Commercial District (Z-9879).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p> | <p>Approved By:</p> <p style="text-align: center;">Emily Cox Acting City Manager</p> |
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| <p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p> | <p>The owner of the 1.97-acre property located at 17900 Lawson Road is requesting that the property be reclassified from R-2, Single-Family District, to C-1, Neighborhood Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the C-1 Rezoning. The Planning Commission recommended approval by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The applicant proposes to rezone the 1.97-acre property located at 17900 Lawson Road from R-2, Single-Family District, to C-1, Neighborhood Commercial District, to allow for the development of a market to sell fresh produce and handcrafted items.</p> <p>The property is occupied by a one (1)-story single-family residence located at the southwest portion of the property. An access drive from Lawson Road is located in front of the residence. Two (2) accessory buildings, including a small greenhouse, are located east of the residence.</p> |
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**BACKGROUND
CONTINUED**

The City's Future Land Use Plan designates this property as Residential Low Density (RL). A land use plan amendment from RL to Neighborhood Commercial (NC) is a separate item on this agenda.

The Planning Commission reviewed this request at their December 14, 2023, meeting and there were no objectors 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. Please see the attached Planning Commission minute record for the complete staff analysis.