



**BACKGROUND  
CONTINUED**

The rezoning is proposed to allow for future commercial development of the site. The property is currently undeveloped and mostly wooded, with varying degrees of slope. The majority of the property is currently zoned O-2 (34.51 acres), with a small portion (5.37 acres) at the southeast corner of the overall property being zoned MF-24.

The applicant originally submitted the rezoning request for 39.88 acres of C-3 zoning. The applicant revised the application twice, with the most current revision as follows:

The applicant submitted a letter to staff on December 10, 2021, further revising the proposed rezoning application. The applicant has further reduced the overall area of proposed rezoning from 34.74 acres to 30.56 acres (original proposal – 39.88 acres).

- 14.24 Acres – O-2 to C-1, Neighborhood Commercial District
- 10.95 Acres – O-2 to C-3
- 5.37 Acres – MF-24 to C-3

The applicant has divided the overall area of rezoning into five (5) parcels, with restricted uses on four (4) of the parcels as follows:

1. C-1 Zoning with the exception of the list of excluded C-1 uses attached. Any multifamily development would be submitted and approved as per the PRD, Planned Residential Development, process.
2. C-3 Zoning with the exception of the list of excluded C-3 uses attached. Any multifamily development or convenience food store with gas pump would be submitted and approved as per the PUD process.
3. Just straight O-2 to C-3 zoning.
4. C-3 Zoning with the exception of the list of excluded C-3 uses attached. Any multifamily development would be submitted and approved as per the PRD process.

C-3 Zoning with the exception of the list of excluded C-3 uses attached. Any multifamily development would be submitted and approved as per the PRD process.

The excluded use lists are attached as Attachment A and Attachment B.

**BACKGROUND  
CONTINUED**

The City's Future Land Use Plan designates this property as Office (O). A proposed Land Use Plan Amendment to Commercial (C) and Neighborhood Commercial (NC) is a separate item on this agenda.

The Planning Commission reviewed this request at their February 10, 2022, 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, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.