

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 18, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located on the west side of Colonel Glenn Plaza Drive, approximately 600 feet north of Colonel Glenn Road from C-2, Shopping Center District to C-4, Open Display Commercial District (Z-3371-J(3)).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Susan Altrui Acting City Manager</p>

SYNOPSIS

The owner of the 3.50-acre property located on the west side of Colonel Glenn Plaza Drive, approximately 600 feet north of Colonel Glenn Road is requesting that the property be reclassified from C-2, Shopping Center District, to C-4, Open Display Commercial District.

FISCAL IMPACT

None.

RECOMMENDATION

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.

BACKGROUND

The applicant proposes to rezone the 3.5-acre lot on the west wide of Colonel Glenn Plaza Drive, approximately 600' north of Colonel Glenn Road from "C-2" (Shopping Center District) to "C-4" (Open Display District) to allow for future development.

The request is in the I-430 Planning District. The Land Use Plan shows Commercial (C) for the requested area. The property is currently vacant. The proposed C-4 zoning will not require a Lan Use Plan Amendment.

**BACKGROUND
CONTINUED**

The subject site is in a large area of Commercial (C) land use. Facilities in the area include a medical education center, auto dealers, and a large golf recreation center.

The owner plans on putting an automobile dealership on this property. There is a Conditional Use Permit on the property, that was approved in 2012 for an automobile dealership.

The Planning Commission reviewed this request at their February 13, 2025, 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.