

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 19, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning the property located at 10120 Rodney Parham Road, from C-1, Neighborhood Commercial District, to C-3, General Commercial District (Z-3612-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: right;"><b>SYNOPSIS</b></p> <p style="text-align: right;"><b>FISCAL IMPACT</b></p> <p style="text-align: right;"><b>RECOMMENDATION</b></p> <p style="text-align: right;"><b>BACKGROUND</b></p>	<p>The owner of the 0.8177-acre property, located at 10120 Rodney Parham Road, is requesting that the property be reclassified from C-1, Neighborhood Commercial District, to C-3, General Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>The property owner requests to rezone the 0.8177-acre property located at 10120 Rodney Parham Road, from C-1, Neighborhood Commercial District, to C-3, General Commercial District, to allow for future commercial use of the property.</p> <p>The property, located at the southeastern corner of Rodney Parham Road and Breckenridge Drive, contains a one (1)-story commercial building and drive-thru facility, which has been occupied by a bank branch for several years.</p>	

**BACKGROUND  
CONTINUED**

The City's Future Land Use Plan designates this property as Commercial (C). The proposed C-3 rezoning does not require an amendment to the Future Land Use Plan.

The Planning Commission reviewed this request at their February 8, 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.