

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

**BOARD OF DIRECTORS COMMUNICATION  
MAY 17, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning the property, located at 19300 Lawson Road, from R-2, Single-Family District, to C-3, General Commercial District (Z-9669).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The owner of the 2.139-acre property, located at 19300 Lawson Road, from R-2, Single-Family 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, 0 absent, 1 recusal (Vogel) and 1 open position.</p> <p>The applicant proposes to rezone the 2.139-acre property located at 19300 Lawson Road from R-2, Single-Family District, to C-3, General Commercial District. The property is comprised of a single lot. The rezoning is proposed in order to construct a building for personal storage.</p> <p>The 2.139-acre property currently contains a metal frame barn structure near the north edge of the lot and is mostly open adjacent to Lawson Road with a cluster of trees along the eastern edge of the property. The property lightly slopes downward from back to front (north to south).</p>	

**BACKGROUND  
CONTINUED**

The property is bordered by C-3 and PD-C, Planned Development – Commercial, zoned properties on the east and west, which are currently undeveloped or contain small businesses. The property is bordered to the north by R-2 zoned residential lots with Lawson Road running along the south perimeter. All properties south of Lawson Road are outside the Zoning Jurisdiction Area and include residential and commercial uses.

The City’s Future Land Use Plan designates this property as Residential Low Density (RL). A Land Use Plan Amendment from RL to Commercial (C) is a separate item on this agenda.

The Planning Commission reviewed this request at their April 14, 2022, meeting and there were two (2) 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.