

**BACKGROUND
CONTINUED**

To the north of Interstate 440, along Fourche Dam Pike there are Commercial uses on both sides of the road. To the north of East Port Drive there is a Public Institutional use. North of the Church along Fourche Dam Pike is shown as Residential Low Density use on both sides of the road. To the east of the property is Industrial use on the both sides of Interstate 440. South of the freeway is the Little Rock Port Industrial Park most of which is zoned I-3, Heavy Industrial District, with some I-2, Light Industrial District. Many of the tracts are developed with light manufacturing and warehouse distribution uses. North of Interstate 440 and east of the application area is shown on the Plan for Industrial and zoned I-2. The area is primarily undeveloped with one (1) large-truck service and sales business.

This commercially zoned and shown Commercial (on Future Land Use Plan) property has been vacant and undeveloped for the last twenty (20) years. There has been no commercial demanded to develop this property in two decades, even though this Commercial intersection is the largest and primary commercial service area for the Little Rock Port Industrial Park. There will be remaining vacant commercial parcels even after this change both at this intersection and the Lindsey Road-Interstate 440 interchange.

Notices were sent to Hermitage Neighborhood Association. Staff has received no comments from area residents.