

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 16, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 5924 South University Avenue from C-3, General Commercial District, and I-2, Light Industrial District, to C-3 (Z-10000).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
SYNOPSIS	<p>The owner of the 1.65-acre property, located at 5924 South University Avenue, is requesting that the property be reclassified from C-3, General Commercial District, and I-2, Light Industrial District, to C-3.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays and 1 absent.</p>	
BACKGROUND	<p>The property owner requests to rezone the 1.65-acre property, located at 5924 South University Avenue, from C-3, General Commercial District, and I-2, Light Industrial District, to C-3. The rezoning is requested to allow future commercial use of the property.</p> <p>The property is occupied by three (3), one (1)-story residential style buildings which previously served as model homes for United Bilt Homes. A circular driveway from South University Avenue serves as access to the property, and an accessory building, with access from Mabelvale Pike, is located in the west portion of the property.</p>	

**BACKGROUND
CONTINUED**

The City's Future Land Use Plan designates this property as Commercial (C). The requested C-3 zoning will not require an amendment to the plan.

The Planning Commission reviewed this request at their June 13, 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.