

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 19, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning the property, located 7615 Stagecoach Road from R-2, Single-Family District, to C-3, General Commercial District, and OS, Open Space District (Z-9671).</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 7.83-acre property, located at 7615 Stagecoach Road, is requesting that the property be reclassified from R-2, Single-Family District, to C-3, General Commercial District, and OS, Open Space District.</p> <p>None.</p> <p>Staff recommends approval of the C-3/OS Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, and 1 open position.</p> <p>The applicant is proposing to rezone the 7.83 acres at 7615 Stagecoach Road from R-2, Single-Family District, to C-3, General Commercial District, for the northern portion of the property and OS, Open Space District, for the southern portion of the property within the floodway to allow for future commercial development.</p> <p>The property currently contains a vacant single-story residential dwelling near the northeast corner of the property. A paved drive accesses the lot from Stagecoach Road at the north connecting to a paved parking area near the dwelling.</p>
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**BACKGROUND  
CONTINUED**

The lot currently has an open lawn area adjacent to the dwelling and a wooded rear-yard area extending to the south with a perimeter wood and wire fence around the property.

The site is located within an area along Stagecoach Road which is becoming more commercial in nature due to its proximity to Interstate 430. C-2, Shopping Center District, and C-4, Open Display Commercial District, zoned properties are located along the southwest perimeter of the site and a C-3 property is located to the north of the site across Stagecoach Road. Mostly R-2 zoned residential properties border the south and east sides of the site. The City's Future Land Use Plan designates this property as Commercial (C) near Stagecoach and Park/Open Space (PK/OS) to the south in and around the floodway.

The requested C-3/OS zoning will not require an amendment to the future plan.

The Planning Commission reviewed this request at their June 9, 2022, meeting and there were no 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.