

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 7, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at the northeast corner of West 36th Street and Bowman Road from R-2, Single-Family District, to C-1, Neighborhood Commercial District (Z-9033).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The owners of the 6.95-acre property located at the northeast corner of West 36 th Street and Bowman Road are requesting that the zoning be reclassified from R-2, Single-Family District, to C-1, Neighborhood Commercial District.
FISCAL IMPACT	None.
RECOMMENDATION	Approval of the ordinance.
CITIZEN PARTICIPATION	The Planning Commission reviewed this issue at its May 21, 2015, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the John Barrow Neighborhood Association were notified of the public hearing. The Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning. The vote was 9 ayes, 0 nays and 2 absent.
BACKGROUND	Richard Properties and Garth Development, owners of the 6.95 acre property located at the northeast corner of West 36 th Street and Bowman Road, are requesting to rezone the property from R-2, Single-Family District, to C-1, Neighborhood Commercial District.

BACKGROUND

The rezoning is proposed to allow a future neighborhood commercial development.

The property is currently undeveloped. The site has been cleared in conjunction with the larger property immediately to the north. Some additional site work has taken place in preparation for new development.

A multiple building multi-family project is in the process of being developed immediately to the north (zoned PD-R, Planned Development - Residential). A large church development and single-family residences are located to the east. Single-family residences and an office use are located across West 36th Street to the south. Single-family residences and undeveloped property are located across Bowman Road to the west. A new multifamily development is located along Bowman Road to the northwest.

The City's Future Land Use Plan designates this property as Mixed Use. A proposed land use plan amendment to Neighborhood Commercial is a separate item on this agenda.

Staff is supportive of the requested C-1 rezoning. Staff views the request as reasonable. There are several hundred residential units being developed in this immediate area, as well as further south along Bowman Road. Staff feels that a neighborhood commercial development at this location will be appropriate to serve the increasing number of residential units. This general area contains a mixture of uses and zoning. R-2, O-2, Office and Institutional District, O-3, General Office District, C-2, Shopping Center District, POD, Planned Office District, and PRD, Planned Residential District, zoning exists in the area. The proposed C-1 zoning will not be out of character with the existing zoning pattern for this area. Staff believes the requested C-1 zoning will have no adverse impact on the adjacent properties or the general area.