

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 16, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property, located at 12297 Interstate 30 from R-2, Single-Family District, and C-3, General Commercial District, to C-4, Open Display Commercial District, and FP, Floodplain District (Z-9696).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p align="center">√ Ordinance Resolution</p>	<p align="center">Bruce T. Moore City Manager</p>
<p align="center">SYNOPSIS</p> <p align="center">FISCAL IMPACT</p> <p align="center">RECOMMENDATION</p> <p align="center">BACKGROUND</p>	<p>The owner of the 66.02-acre property, located at 12297 Interstate 30, is requesting that the property be reclassified from R-2, Single-Family District, and C-3, General Commercial District, to C-4, Open Display Commercial District, and FP, Floodplain District.</p> <p>None.</p> <p>Staff recommends approval of the C-4/FP Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays, and 1 open position.</p> <p>Clay Family, LLC, owner of the 66.02-acre property located at 12297 Interstate 30, is requesting that the property be rezoned from R-2, Single-Family District, and C-3, General Commercial District, to C-4, Open Display District. The majority of the property is zoned R-2, with a relatively small area of C-3 zoning at the northwest corner of the overall property.</p>	

**BACKGROUND
CONTINUED**

A large portion of the property (south portion) is located in the floodplain and floodway. The rezoning is proposed to allow the sales and storage of vehicles, machinery and equipment.

The I-30 Speedway facilities and parking are located within the north portion of the property. A small restaurant building is located near the northeast corner of the property along Interstate 30. A billboard is located at the northwest corner of the property.

A mixture of commercial and light industrial uses are located east and west of the site on properties zoned C-4, PCD, Planned Commercial Development, and I-2, Light Industrial District. Mixed commercial uses are located to the north across Interstate 30, with C-4 being the predominate zoning. A creek and railroad right-of-way are located along the south property boundary. R-2 zoned properties are located further south.

The City's Future Land Use Plan designates this property as Mixed Commercial Industrial (MCI) and Park-Open Space (PK/OS) for the floodway area. The requested C-4 zoning will not require an amendment to the future land use plan.

As per Section 36-341 of the City's Zoning Ordinance, the south portion of the property located in the floodplain and floodway will be zoned FP, Floodplain District.

The Planning Commission reviewed this request at their July 14, 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.