

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 17, 2021 AGENDA**

<b>Subject</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning property located at the southeast corner of Kirk Road and Wellington Hills Road from PCD, Planned Commercial Development, to C-3, General Commercial District (Z-4807-R).</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>
<b>SYNOPSIS</b>	<p>The owner of the 30.52-acre property, located at the southeast corner of Kirk Road and Wellington Hills Road, is requesting that the property be reclassified from PCD, Planned Commercial Development, to C-3, General Commercial District.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the C-3 rezoning. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>	
<b>BACKGROUND</b>	<p>Wellington Kirk, LLC, owner of the 30.52-acre property, located at the southeast corner of Kirk Road and Wellington Hills Road, is requesting that the property be rezoned from PCD, Planned Commercial District (expired), to C-3, General Commercial District. The rezoning is proposed to allow for future commercial development of the site.</p> <p>The property is currently undeveloped and mostly grass covered, with varying degrees of slope. The property is located in an area of mixed zoning and uses. Commercial uses and zoning are located to the south along Chenal Parkway.</p>	

**BACKGROUND  
CONTINUED**

Mixed commercial and office zonings such as Planned Development – Commercial, PD-O, Planned Development – Office, and O-3, General Office District, are located to the west across Kirk Road. A large church development, zoned C-1, Neighborhood Commercial District, MF-18, Multifamily District, and R-2, Single-Family District, is located to the north across Wellington Hills Road. A POD, Planned Office Development, zoned property is also located to the north, with single-family residences and multifamily residences to the northeast. POD and C-1 zoned properties are located to the east and includes a mini-warehouse development.

The Planning Commission reviewed this request at their July 8, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all neighborhood associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission Minute Record for the complete staff analysis.