

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 20, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 9425 Interstate 30 from R-2, Single-Family District, to C-4, Open Display Commercial District (Z-9987).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The owner of the 0.5756-acre property located at 9425 Interstate 30 is requesting that the property be reclassified from R-2, Single-Family District, to C-4, Open Display Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the C-4 Rezoning. The Planning Commission recommended approval by a vote of 7 ayes, 0 nays, 4 absent.</p> <p>The owner of the 0.5756-acre property located at 9425 Interstate 30 is requesting that the property be reclassified from R-2, Single-Family District, to C-4, Open Display Commercial District to allow future commercial development. The property is located on the south side of Interstate 30, approximately 300 feet west of Distribution Drive.</p> <p>The property is currently undeveloped and mostly grass covered. There are mixed commercial and industrial uses surrounding the property along I-30 and Distribution Drive.</p>	

**BACKGROUND
CONTINUED**

The City's Future Land Use Plan designates this property as "C" Commercial. The proposed C-4 zoning does not require an amendment to the future plan.

The Planning Commission reviewed this request at their July 11, 2024, meeting and there was one (1) objector 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.