

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 17, 2024 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance rezoning the property located on the east side of South Bowman Road, approximately 1,200 feet North of Colonel Glenn Road from C-3, General Commercial District to C-4, Open Display Commercial District (Z-3371-I) (3).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Emily Cox Acting City Manager</p>
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<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 3.64-acre property located on the east side of South Bowman Road, approximately 1,200 feet North of Colonel Glenn Road, is requesting that the property be reclassified from C-3, General Commercial 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 9 ayes, 0 noes, 1 absent and 1 recusal (Hart).</p> <p>The applicant is requesting to rezone the 3.64-acre site from “C-3” General Commercial District to “C-4” Open Display District. The rezoning is requested to allow the site to be utilized by a local auto dealer for auto storage only. No autos will be sold from this lot, it will only store inventory.</p> <p>The proposed site is currently developed as a parking lot that contains four hundred twenty existing (420) parking spaces. Properties surrounding the site contain a mixture of zoning and uses.</p>
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**BACKGROUND  
CONTINUED**

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

The Planning Commission reviewed this request at their August 8, 2024, meeting and there were no objectors present. All owners of property located within 300 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.