

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 3, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at the Northwest corner of Chicot and Mabelvale Pike from R-2, Single-Family District, to C-3, General Commercial District (Z-9988).</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 0.31-acre property located at the Northwest corner of Chicot Road and Mabelvale Pike is requesting that the property be reclassified from R-2, Single-Family District, to C-3, General Commercial District.</p> <p>None.</p> <p>Staff recommends denial of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 2 absent.</p> <p>The property owner requests to rezone the 0.31 acre property located at the northwest corner of Chicot Road and Mabelvale Pike from R-2 to C-3. The rezoning is proposed to allow future commercial development to include commercial vehicle parking and equipment storage. The property is currently undeveloped and mostly grass covered.</p> <p>The City’s Future Land Use Plan designates this property as “C” Commercial. The requested C-3 zoning does not require an amendment to the plan.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their July 11, 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.