



**BACKGROUND  
CONTINUED**

The property is located in an area of mixed uses and zoning along Interstate 30. The R-2 zoned property to the north/west contains an Arkansas Highway & Transportation Department maintenance facility. Undeveloped C-3, General Commercial District, zoned property is located to the north along Mabelvale Pike. Nonconforming commercial structures are located on the R-2 zoned property immediately to the east, with C-4 zoning and uses further east. C-4 and PCD, Planned Commercial Development, zoned property is located to the west. Mixed commercial and light industrial uses are located on C-3, C-4 and I-2, Light Industrial District, zoned property located across Interstate 30 to the south.

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

Staff is supportive of the requested rezoning. Staff views the request as reasonable. Staff feels that the proposed C-4 zoning represents an appropriate continuation of the zoning pattern in this general area along Interstate 30. There is existing C-4 zoned property to the east, west and south (across Interstate 30). In addition, there is an abundance of C-3 and I-2 zoned property within this area. Staff believes that the proposed C-4 zoning for 2.916 acres will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its August 3, 2017, meeting, and there were no objectors present. All owners of property located within 200 feet of the site and the SWLR United for Progress and Town and Country Neighborhood Associations were notified of the public hearing.