

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

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**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 18, 2022 AGENDA**

**Subject:**

An ordinance rezoning property located at 7900 Colonel Glenn Road from I-2, Light Industrial District, to C-3, General Commercial District (Z-9632).

**Action Required:**

√ **Ordinance**  
Resolution

**Approved By:**

**Submitted By:**

Planning & Development  
Department

Bruce T. Moore  
City Manager

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**SYNOPSIS**

The applicant is requesting that the 5.94-acre property, located at 7900 Colonel Glenn Road, be reclassified from I-2, Light Industrial District, to C-3, General Commercial District.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Staff recommends approval of the C-3 rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.

**BACKGROUND**

Oxford Properties, LLC, owner of the 5.91-acre property located at 7900 Colonel Glenn Road, is requesting that the property be rezoned from I-2, Light Industrial District, to C-3, General Commercial District. The property is located at the northeast corner of Colonel Glenn Road and Potter Street. The rezoning is proposed to allow future commercial and/or office use(s).

The property is currently occupied by a one (1)-story commercial/light industrial building. A smaller commercial building is located on the north side of the main building. Paved parking/vehicular use area is located on the south, north and west sides of the main building and around the smaller building. The property was previously occupied by a large printing company.

**BACKGROUND  
CONTINUED**

The property is located in an area of mixed uses and zoning along Colonel Glenn Road. C-3 zoned property is located immediately to the east, with one (1) of the parcels being occupied by a Dollar General Store. The properties to the west are zoned I-2, PCD, Planned Commercial District, and R-2, Single-Family District, and contain a commercial building, vacant property, a church facility and single family residences. A mixture of uses is located across Colonel Glenn Road to the south and are zoned O-1, Quiet Office District, O-2, Office and Institutional District, I-2 and PID, Planned Industrial District. PCD and MF-12, Multifamily District, zoned properties are located immediately to the north.

The City's Future Land Use Plan designates this property as Light Industrial (LI). A proposed Land Use Plan Amendment from LI to Commercial (C) is a separate item on this agenda.

The Planning Commission reviewed this request at their December 9, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.