

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located on the south side of Interstate 30 in the 8700 block from R-2, Single-Family District, to I-2, Light Industrial District, and OS, General Commercial District (Z-9637).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the 4.79-acre property, located on the south side of Interstate 30 in the 8700 block, be reclassified from R-2, Single-Family District, to I-2, Light Industrial District, and OS, General Commercial District.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the I-2/OS rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.
BACKGROUND	<p>Michael T. Phillips, owner of the 4.79-acre property, located in the 8700 Block of Interstate 30 (south side), is requesting that the property be rezoned from R-2, Single-Family District, to I-2, Light Industrial District, and OS, Open Space District. The rezoning is proposed to allow future light industrial development.</p> <p>The property is currently undeveloped and mostly wooded. A large power line within a 100-foot wide utility easement is located within the south half of the property. The power line runs in a northeasterly direction from the rear (south) property line.</p>

**BACKGROUND
CONTINUED**

The property is located in an area of mixed uses and zoning along Interstate 30, near the Interstate 30/Geyer Springs Road intersection. Undeveloped PID, Planned Industrial Development, zoned property is located to the west, with a large multifamily development immediately to the east. Single-family residences are located to the south. A mixture of light industrial uses is located to the north across Interstate 30 (zoned I-2 and PID).

The City's Future Land Use Plan designates the majority of this property as Light Industrial (LI). The south approximate 100 feet of the property is designated as Park/Open Space (PK/OS). The requested I-2/OS zoning does not require an amendment to the future land use plan.

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.