

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 20, 2021 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance rezoning property located at 5424 West 33rd Street from R-3, Single-Family District, to I-2, Light Industrial District (Z-9552).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution</p> | <p>Bruce T. Moore City Manager</p> |

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| <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 0.16-acre property located at 5424 West 33rd Street is requesting that the property be reclassified from R-3, Single-Family District, to I-2, Light Industrial District.</p> <p>None.</p> <p>Staff recommends approval of the I-2 rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>Peter Rosenow, owner of the 0.16-acre property located at 5424 West 33rd Street, is requesting that the property be rezoned from R-3, Single-Family District, to I-2, Light Industrial District. The property is located at the northeast corner of West 33rd Street and South Polk Street, and is comprised of one (1) platted lot (Lot 7, Block 1, Ruebel and Leymer Addition). The rezoning is proposed in order to develop the property into a parking lot to serve the existing auto repair use located across South Polk Street to the west.</p> <p>The property is located in an area which contains mixed zoning and uses, near the intersection of Asher Avenue and Mabelvale Pike/Fair Park Boulevard. Mixed commercial uses (zoned C-3, General Commercial District) are located to the north along Asher Avenue.</p> |
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**BACKGROUND
CONTINUED**

I-2 zoned property and uses are located to the west, across South Polk Street. Single-family residences (zoned I-2 and R-3) are located to the south across West 33rd Street. Mixed commercial uses are located to the southeast along Mabelvale Pike. Two (2) single-family residences and mixed commercial uses are located to the east.

The City's Future Land Use Plan designates this property as LI, Light Industrial. The requested I-2 zoning will not require a plan amendment.

The Planning Commission reviewed this request at their March 11, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Oak Forest Neighborhood Association, South of Asher Neighborhood Association, and SWLR United for Progress, were notified of the public hearing. Please see the attached Planning Commission minute record for the complete staff analysis.