

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 18, 2021 AGENDA**

| Subject: | Action Required: | Approved By: |
|---|--|--|
| <p>An ordinance rezoning property located at the northwest corner of Interstate 30 and Scott Hamilton Drive from PID, Planned Industrial District, to C-4, Open Display District (Z-9563).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p style="text-align: center;">√ Ordinance Resolution</p> | <p style="text-align: center;">Bruce T. Moore City Manager</p> |
| SYNOPSIS | <p>The owner of the 6.9-acre property located at the northwest corner of Interstate 30 and Scott Hamilton Drive is requesting that the property be reclassified from PID, Planned Industrial District, to C-4, Open Display District.</p> | |
| FISCAL IMPACT | <p>None.</p> | |
| RECOMMENDATION | <p>Staff recommends approval of the C-4 rezoning. The Planning Commission voted to recommend approval by 9 ayes, 0 nays, 0 absent, 1 abstention (Vogel) and 1 open position.</p> | |
| BACKGROUND | <p>Goodwill Industries of Arkansas, Inc., owner of the 6.9-acre property located at the northwest corner of Interstate 30 and Scott Hamilton Drive, is requesting that the property be rezoned from PID, Planned Industrial District, to C-4, Open Display District. The property is currently undeveloped and partially tree covered, and is part of the Goodwill Industries of Arkansas – The Excel Center – PID, which was approved by the Planning Commission on November 3, 2016, and the Board of Directors on December 6, 2016 (Ordinance No. 21,334). The rezoning is proposed to allow for the development of a truck stop/plaza.</p> | |

**BACKGROUND
CONTINUED**

The property is located in an area of industrial zoning (I-2 and PID) between Interstate 30 and West 65th Street. There is a mixture of industrial and heavy commercial uses in this area. There is a mixture of industrial, commercial and institutional uses and zoning to the south across Interstate 30 and single-family residences are located west of the Goodwill Industries development.

The City's Future Land Use Plan designates this property as I, Industrial. A Land Use Plan Amendment from I to C, Commercial is a separate item on this agenda.

The Planning Commission reviewed this request at their April 8, 2021, meeting and there were no objectors present. All owners of property located within 200 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.