

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 17, 2021 AGENDA**

Subject	Action Required:	Approved By:
<p>An ordinance rezoning property located at 3336 Shackleford Pass from R-2, Single-Family District, to C-4, Open Display District, and OS, Open Space District (Z-9594).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The owner of the 19.13-acre property located at 3336 Shackleford Pass is requesting that the property be reclassified from R-2, Single-Family District, to C-4, Open Display District, and OS, Open Space District.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the C-4 and OS rezoning. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>
BACKGROUND	<p>Richardson Properties, LLC, owner of the 19.13-acre property located at 3336 Shackleford Pass, is requesting that the property be rezoned from R-2, Single-Family District, to C-4, Open Display District. The applicant proposes to zone a small area of the property, located along the rear (west) property line and in the floodway to OS, Open Space District. The rezoning is proposed to allow a development consisting of office, office/warehouse, mini-warehouses and RV storage uses.</p> <p>The property is currently undeveloped and wooded. The property is located in an area containing a mixture of zoning and uses, including some undeveloped property.</p>

**BACKGROUND
CONTINUED**

A mixture of commercial uses, within the Shackleford Crossing development is located to the north. Undeveloped R-2 zoned property is located immediately to the south, with PID, Planned Industrial District, and O-2, Office and Institutional District, zoned properties further south. A mixture of commercial zoning and uses, including C-4 zoning, is located along South Shackleford Road to the east. Interstate 430 is located immediately to the west, with a large church development further west.

The City's Future Land Use Plan designates this property as Mixed Use (MX). A land use plan amendment from MX to Commercial (C) is a separate item on this agenda.

The Planning Commission reviewed this request at their July 8, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all neighborhood associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission Minute Record for the complete staff analysis.