

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 19, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance rezoning the property located at 18404 Cantrell Road from R-2, Single-Family District, and O-3, General Office District, to C-3, General Commercial District (Z-9811).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: right;"><b>SYNOPSIS</b></p> <p style="text-align: right;"><b>FISCAL IMPACT</b></p> <p style="text-align: right;"><b>RECOMMENDATION</b></p> <p style="text-align: right;"><b>BACKGROUND</b></p>	<p>The owner of the 4.618-acre property located at 18404 Cantrell Road from R-2, Single-Family District, and O-3, General Office District, to C-3, General Commercial District.</p> <p>None.</p> <p>Staff recommends approval of the C-3 Rezoning. The Planning Commission recommended approval by a vote of 8 ayes, 0 nays, 1 absent and 2 open positions.</p> <p>The owner of the 4.618-acre property located at 18404 Cantrell Road from R-2, Single-Family District, and O-3, General Office District, to C-3, General Commercial District</p> <p>The site is currently undeveloped, and trees and heavy brush are located throughout the property. There is a mixture of zoning and uses in all directions of the site.</p> <p>The City’s Future Land Use Plan shows Office (O) and Mixed Use (MX) for the requested area. A proposed land use plan amendment from Office (O) and Mixed Use (MX) to Commercial (C) is a separate item on this agenda.</p>	

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their August 10, 2023, 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.