

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 17, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An Appeal of the Planning Commission’s denial of a Planned Zoning District titled Sampson Auto Service PCD, located at 8315 Colonel Glenn Road (Z-5981-A).</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>

<b>SYNOPSIS</b>	The applicants, Bernard and Glenda Sampson, are appealing the Planning Commission’s recommendation of denial of the Sampson Auto Service PCD, located at 8315 Colonel Glenn Road.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends denial of the requested appeal. The Planning Commission voted to recommend approval by a vote of 3 ayes, 6 nays, 1 absent and 1 open position.
<b>BACKGROUND</b>	<p>The applicant proposes to rezone a 0.85-acre site from PCD, Planned Commercial Development, to a new PCD to allow for a mixed-use auto/truck service development. The applicant will construct a 50’ x 30’ steel frame building that will contain a trade school (Arkansas School for Mechanics). Proposed uses will include an Oil and Lube Service for commercial vehicles, small used car lot and a small car wash. The applicant also proposes to utilize the rear of the property for storing materials.</p> <p>The property is currently undeveloped and partially wooded, and is surrounded by a mixture of zoning and uses in all directions.</p>

**BACKGROUND  
CONTINUED**

The applicant is proposing an office building, car lot and an outdoor carwash located in the front portion of the property. An auto workshop will be located in the center portion of the property. The applicant notes there are three (3) 8' x 40' containers in the rear of the property that will be utilized for storage. The applicant proposes to pave northern half of the site and the southern half of the site will contain SB2 ground cover.

The site will be accessed along Colonel Glenn Road via a paved circular driveway.

The site plan shows nine (9) parking spaces located along the east property line. Additional parking may be provided by the paved area in the front portion of the site. Parking also may be utilized in the rear, SB2 ground covered area, located in the southern half of the site. Staff feels the parking is sufficient to serve the use.

The applicant's initial site plan showed two (2) areas for the permanent use of porta-potties. The applicant has since noted that restroom facilities will be located within the two (2) proposed buildings.

The applicant is not proposing a dumpster on the site at this time and notes regular trash pick-up will be used. Any dumpster installed on the site must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The applicant is not proposing any sight lighting at this time. Any new sight lighting must be low-level and directed away from adjacent properties.

No signage is proposed at this time. All signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

Adequate screening shall be provided along the rear property line due to abutting R-2, Single-Family District, zoned property located to the south.

The Planning Commission reviewed this request at their July 13, 2023, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well as 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.

