

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 15, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Lots 2 and 3 – The Villages at Colonel Glenn Revised PCD, located at 12121 Colonel Glenn Road (Z-6973-I).</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 applicant is requesting that the 4.2-acre property, located at 12121 Colonel Glenn Road, be rezoned from PCD, Planned Commercial Development, to Revised PCD, Planned Commercial Development, to allow for the expansion of the service and parts areas to an existing auto dealership.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.
<b>BACKGROUND</b>	The applicant proposes to amend the previously-approved PCD, Planned Commercial Development, zoning to expand the parts storage area and service bay to the existing Subaru Dealership located at 12121 Colonel Glenn Road. The expansion will include thirty-eight (38) new service stalls and one (1) new tire service stall. All other aspects of the previously-approved PCD will remain unchanged. The site lies west of Interstate 430 and north of David O. Dodd Road. An existing access drive along Colonel Glenn Road provides access to a parking lot from the north. A second access drive is located along Lawson Road in the western portion of the property.

**BACKGROUND  
CONTINUED**

The service bay addition will be aligned with the existing service bay area, however the front façade will extend slightly more forward to the north. The rear of the proposed service bay addition will align with the existing rear wall of the service bay along the south property line.

The existing service bay is 18,000 square-feet, and the applicant proposes to increase the square footage by 23,300 square-feet. This will bring the total square-footage of the service bay to 41,300 square-feet.

The applicant is also proposing to expand the existing 3,000 square-foot parts department by 2,261 square-feet; bringing the total area of the parts department to 5,261 square-feet. The expansion of the service bay area and parts department (internally) will result in a total building footprint increase of 23,300 square-feet. The applicant notes the building height will not exceed thirty-five (35) feet in height.

There is an existing carwash located off the southwest corner of the parts department that will remain. The applicant is proposing no changes to the carwash at this time.

The site plan indicates building setbacks for the proposed addition are over fifty (50) feet from the north and west property lines, and over twenty (20) feet from the south and east property lines.

The applicant is providing 184 onsite parking spaces and fifty-five (55) parking spaces for the service bay area for a total of 239 spaces. The site plan indicates most of the parking to be located towards the front of the building along Colonel Glenn Road. Additional parking (sixty-three (63) spaces) is located to the west of the building with ingress/egress along Lawson Road. Staff feels the existing parking combined with the proposed parking is sufficient to serve this use.

The facility will have 100 employees. Operating hours will be from 7:00 AM - 7:00 PM, Monday through Saturday and 1:00 PM - 6:00 PM on Sundays.

The applicant is proposing no signage at this time. All future signage must comply with Section 36-555 (signs permitted in commercial zones).

**BACKGROUND  
CONTINUED**

The site plan indicates a dumpster in the northwest portion of the parking lot along Lawson Road. All dumpster areas must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

All sight lighting must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their September 13, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well 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.