

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

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 3, 2018 AGENDA**

<b>Subject</b>	<b>Action Required</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled New Water Systems Short-Form PD-O, located at 7915 Highway 300. (Z-9363)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p><b>SYNOPSIS</b></p> <p><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p><b>BACKGROUND</b></p>	<p>The request is to rezone the property from R-2, Single-Family District, to PD-O, Planned Development – Office, to allow for the use of the existing home and development of the site as a contractor’s office, with limited outside storage.</p> <p>None.</p> <p>Staff recommends approval of the requested PD-O zoning. The Planning Commission voted to recommend approval of the PD-O by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The applicant is requesting the rezoning of this 1.28 acre site from R-2, Single-Family District, to PD-O, Planned Development – Office, to allow use of the property for New Water Systems. The property is located outside of the City Limits, but within the City’s Zoning Jurisdiction.</p> <p>The applicant proposes to remodel the existing residential structure located on the site into offices for the business. An asphalt-paved parking lot and driveway will be constructed adjacent to the building.</p>	

**BACKGROUND  
CONTINUED**

A metal storage/warehouse building will be constructed behind the office building. A gravel parking/storage area will be located behind the office building, adjacent to the storage building. Access to this gravel area will be from a gated entrance off of the new paved parking lot. A six (6)-foot tall opaque fence will be placed on the north, south and west perimeters of the site and extending from the rear of the office building to the south perimeter.

New Water Systems is a manufacturer's representative and distributor of water and wastewater treatment technology. The business will have approximately five (5) employees working out of this location. The business is open standard business hours; 8:00 AM – 5:00 PM, Monday – Friday. The business receives UPS and Fed Ex deliveries daily and approximately six (6) times a year receives deliveries on a larger (semi) truck. Deliveries are made during the daytime business hours. Of the five (5) people working out of this site, three (3) are in the office or are in outside sales. The shop building serves as a location to store parts for treatment systems that the business services. Occasionally, the business receives larger parts that are stored in the gravel area until they can be delivered to a customer's location. These items are no taller than the proposed six (6)-foot fencing and will not be visible outside of the fence. The items will not be stacked. There is no odor or noise from the business operations. The business has two trailers that will be parked in the gravel area. There is a forklift that will be kept in the shop. No pole-mounted site lighting is proposed. There will be wall packs attached to the buildings with motion sensors for security.

The Planning Commission reviewed the PD-O request at its November 1, 2018, meeting, and there were no objectors present. Notice had been sent to all owners of properties located within 200 feet of the site. There is no registered neighborhood association in the area. Please see the Planning Commission minute record for specifics on the development and staff's analysis.