

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 2, 2016 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Huffstutlar Property Long-Form PCD, located at 10600 Interstate 30. (Z-4635-C)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<b>SYNOPSIS</b>	The applicant is requesting a rezoning of this site from C-3, General Commercial District, to PCD, Planned Commercial Development, to add equipment sales and service as an allowable use for the site.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed the proposed PCD request at its January 7, 2016, meeting and there was one (1) interested party present. All property owners located within 200 feet of the site along with Southwest United for Progress were notified of the Public Hearing.
<b>BACKGROUND</b>	The applicant is requesting to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial Development, to add equipment sales and service as an allowable use for the site. The site plan includes areas for outdoor display of equipment which will be placed on a limestone surface within the forty-five (45)-foot building setback.

**BACKGROUND  
CONTINUED**

Two (2) new buildings are proposed with a total of 40,785 square-feet of floor area. The maximum building height proposed is thirty-five (35) feet. The buildings will be constructed with metal siding. All site lighting is to be low level and directional, directed downward and into the site. The site contains 10.58 acres. The proposed building coverage is 10%, the paved areas will cover 30% and the landscaped area includes 60% of the site.

The days and hours of operation are from 6:00 AM to 7:PM; Monday through Saturday. There may be an occasion when the business elects to open on Sunday as well. The hours for Sunday will be 12:00 PM to 7:00 PM.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.