

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled O'Reilly Automotive Store Short-Form PD-C, located South of East Roosevelt Road between Rock and Commerce Street. (Z-9097)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The request is a rezoning from C-3, General Commercial District, to PD-C, Planned Development - Commercial, to allow for the development of this site with an auto parts store.</p> <p>None.</p> <p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The Planning Commission reviewed the proposed PD-C request at its January 7, 2016, meeting and there was one interested party present. All property owners located within 200 feet of the site along with the Community Outreach Neighborhood Organization and the Meadowbrook Neighborhood Association were notified of the Public Hearing.</p> <p>The site currently consists of four (4) platted lots and an abandoned alley.</p>	

BACKGROUND

It is currently zoned C-3, General Commercial District, and is vacant, with a dilapidated asphalt parking lot. The request is a rezoning from C-3 to PD-C, Planned Development – Commercial, to allow for the redevelopment of the site with a new automotive parts store. The applicant is requesting upon approval of the PD-C zoning a replat of the four (4) lots and the abandoned alley be allowed to create one (1) lot.

The site plan indicates one (1) access drive on East Roosevelt Road and a second on East 26th Street. Both drives are designed with a thirty (30)-foot width. The building is designed with HVAC unit on top of the building with screening. The dumpster area is located along Rock Street and East 26th Street and is also proposed with screening. The site plan indicated a building containing 7,650 square-feet of floor area and twenty-four (24) parking spaces. The hours of operation are from 7:30 AM to 9:00 PM, Monday through Saturday and 9:00 AM to 8:00 PM on Sunday.

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