

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 20, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Plantation Services Short-Form PD-C, located at 18305 Lawson Road. (Z-7200-E)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant is proposing to revise the previously-approved PCD, Planned Commercial Development, to allow for the use of the site by Plantation Services.
FISCAL IMPACT	None.
RECOMMENDATION	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.
BACKGROUND	Ordinance No. 18,779, adopted by the Little Rock Board of Directors on November 19, 2002, zoned this site as a part of the expansion of the City's Extraterritorial Planning Jurisdiction area. Kenny's Auto Sales and Parts was located at 18305 Lawson Road and was zoned PCD, Planned Commercial Development. The property was shown as Mixed Commercial Industrial on the City's Future land Use Plan. The use of the property was a junk/salvage yard and auto sales. The request included all C-4, Open Display District, permitted uses, beauty and barber shop, tanning salon, and automobile salvage yard. The recommendation included a fifteen (15)-foot undisturbed buffer was to be provided on the side and rear property lines.

**BACKGROUND
CONTINUED**

All trees within the buffer and any volunteer trees were to remain and allowed to grow. No storage of cars, of any kind, was allowed within the fifteen (15)-foot buffer area.

The applicant is now proposing to amend the previously-approved PCD to allow the use of the site by Plantation Services, an indoor landscape company which has operated in Central Arkansas since 1980. The business specializes in indoor tropical plant care and provides indoor plant sales, leasing and maintenance to residential and commercial customers. The operations and material handling at this location will be largely contained within the fixed structures on the property. The service business does not have retail hours or a sales floor. The applicant has indicated the potential for expanding into some exterior landscaping and anticipates some exterior storage of mulch, soil and containers in the future.

The Planning Commission reviewed the proposed PD-C request at its February 22, 2018, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Plantation Acres Property Owners Association and Southwest Little Rock United for Progress were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.