

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 5, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled The Landry Group Vehicle Parking and Storage PD-C, located at 8503 Mabelvale Pike (Z-9877).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 2.54-acre property, located at 8503 Mabelvale Pike, be rezoned from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow the property to be used for vehicle parking and storage.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.
BACKGROUND	<p>The property is located in an R-2, Single-Family District, zoning, and within the Geyer Springs West Planning District. The application area is currently wooded and undeveloped. To the south of the site is undeveloped acreage classified as Residential Medium Density (RM), and to the north of the site is a mobile home park with more undeveloped acreage as RM.</p> <p>East of the site is a Park Open Space (PK/OS) buffer, and west of the application area, across Mabelvale Pike, is Light Industrial (LI) with residential uses and freight warehouses. The Future Land Use Plan shows Residential Medium Density (RM) for the requested area.</p>

**BACKGROUND
CONTINUED**

The acreage will initially be cleared and covered with gravel; however, it will be topped with asphalt during the completion of Phase II. The entire property will be fenced and lighting added for safety. There will be a small office and a restroom facility built on the property. Semi-trucks will be allowed to “idle” overnight; however, the primary goal is long-term storage, and if there are additional spaces, they will be utilized for short-term parking. The applicant agrees to comply with locating the short-term parking away from residential areas, while long-term storage is located on other parts of the property. The proposed use of overnight parking for semi-trucks and the storage of RV’s, boats and trailers is scheduled to be in operation by March 2024, if approved by the City. There will be a maximum of two (2) employees on the site.

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

The applicant notes that thirty-two (32)-gallon to ninety-five (95)-gallon trash cans will be on site for trash collection.

Any signage placed on the site must comply with Section 36-555 of the City’s Zoning Ordinance (signs allowed in commercial zones).

The site plan submitted by the applicant shows land use/landscape buffers along all perimeters of the site. All land use buffers must comply with zoning ordinance requirements.

The Planning Commission reviewed this request at their January 11, 2024, meeting, and there were no objectors present. All owners of property located within 300 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.