

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 16, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Lot 1, Colonel Glenn Business Center Short-Form PCD, located at the southeast corner of Colonel Glenn Road and Shackleford Road. (Z-5703-F)</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p>Submitted By:</p> <p>Planning & Development Department</p>		
SYNOPSIS	<p>The applicant is proposing to rezone this 1.54-lot from POD, Planned Office Development, to PCD, Planned Commercial Development, to allow for the development of the site with and convenience store with gas pumps.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PCD. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval of the request.</p>	
BACKGROUND	<p>Since the inception of this subdivision, this lot has been indicated for future commercial development. The applicant proposes to construct a 4,200 square-foot convenience store building and a detached fuel island canopy. Access to the site will be via two (2) existing shared access drives.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this issue at its March 14, 2019, meeting, and there were no objectors present. Notice had been sent to all owners of properties located within 200 feet of the site and the John Barrow and Tall Timber Neighborhood Associations. Please see the Planning Commission agenda write-up and minutes for the full Staff Analysis.