

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 18, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Lots 2 and 3 The Village at Colonel Glenn Revised Long-Form PCD, located on the northwest corner of David O. Dodd and Lawson Cutoff. (Z-6973-H)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is now proposing to amend the previously-approved PCD, Planned Commercial Development, to allow for the construction of an additional building containing ten (10) service bays for the Subaru Dealership.
FISCAL IMPACT	None
RECOMMENDATION	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.
BACKGROUND	Ordinance No. 20,722, adopted by the Little Rock Board of Directors on May 21, 2013, allowed the rezoning of 8.04 acres which was zoned C-3, General Commercial District, and PCD, Planned Commercial Development, to PCD. The applicant proposed to relocate the Acura and Subaru automobile dealerships to the Colonel Glenn Road/Interstate 430 area. The two dealerships were proposed on separate lots. The Subaru dealership was to be located on Lot 2, containing a building area of approximately 26,100 square-feet, a lot size of 4.20 acres, and 300 parking spaces.

**BACKGROUND
CONTINUED**

The Acura dealership was to be located on Lot 3, with a building area of approximately 23,050 square-feet, a lot size of 3.24 acres, and 212 parking spaces.

The applicant is now proposing to amend the previously-approved PCD to allow for the construction of an additional building containing ten (10) service bays for the Subaru Dealership. The existing carwash facility is to remain; however, the dumpster and awning structure will be relocated to the newly-acquired property to the south.

The Planning Commission reviewed the proposed PCD request at its March 16, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association and the Crystal Valley Property Owners Association 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.