

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

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

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| <p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Masoud Short-Form PCD, located at 4508 Baseline Road. (Z-8080-B)</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> |
| <p>SYNOPSIS</p> | <p>The applicant is requesting the rezoning of the site from C-3, General Commercial District, to PCD, Planned Commercial Development, to add automobile sales as an allowable activity on the site.</p> | |
| <p>FISCAL IMPACT</p> | <p>None.</p> | |
| <p>RECOMMENDATION</p> | <p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 8 ayes, 0 nays and 3 absent.</p> | |
| <p>BACKGROUND</p> | <p>Ordinance No. 19,599, adopted by the Little Rock Board of Directors on September 19, 2006, rezoned the property from R-2, Single-Family District, to C-3, General Commercial District. A CUP, Conditional Use Permit request was approved by the Planning Commission on August 17, 2006, as a companion application to the rezoning request. The property was zoned R-2 and contained a closed gas station and carwash. The facility was constructed in 1971 and was rendered nonconforming when it was annexed into the City in 1985. The business was closed for several years and the property lost its nonconforming status.</p> | |

**BACKGROUND
CONTINUED**

The owner filed the C-3 rezoning request and the CUP to allow for the reopening of the carwash. The applicant did not propose to operate the gas station. The underground tanks were removed and a clearance letter from ADEQ was provided to staff.

The applicant is now requesting the rezoning of the site from C-3 to PCD, Planned Commercial Development, to add automobile sales as an allowable activity on the site. Currently the site contains an operating carwash facility, which was approved as a CUP in 2006, which will continue to operate. The applicant is proposing removal of portions of the carwash building, construction of a new office building for the used car sales and removal of areas of pavement to add landscaping to the site.

The Planning Commission reviewed the proposed PCD request at its June 30, 2016, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Upper Baseline Neighborhood 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.