

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 21, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled 7415 Colonel Glenn Road Revised Short-Form PCD, located at 7415 Colonel Glenn Road. (Z-3117-E)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant is requesting to modify a previously-approved PCD, Planned Commercial Development, to allow for the construction of storage facilities in the rear area of the site.
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 9 ayes, 0 nays, 1 absent and 1 recusal (Commissioner Laha).
BACKGROUND	On November 16, 1993, the Little Rock Planning Commission approved a rezoning of this property, from C-3, General Commercial District, to C-4, Open Display District, and a Conditional Use Permit for a contractor's maintenance yard within the rear portion of the property. On December 21, 1993, the Board of Directors passed Ordinance No. 16,540 rezoning the property from C-3 to PCD, Planned Commercial Development District. It was determined by the Board of Directors that the PCD, Planned Commercial Development, zoning was more appropriate and attached conditions to the rezoning, which included part of the PCD use being for a specific business owner.

**BACKGROUND
CONTINUED**

In 1999, the property sold and the contractor's maintenance yard use by the previous owner was discontinued. The new owner informed staff they had been using the area for storage of trucks and trailers for over five (5) years and wished to amend the PCD to allow the continued use of the area for storage.

Ordinance No. 18,103, adopted by the Little Rock Board of Directors on October 5, 1999, approved the revision. The ordinance stated that the south 506 feet, as measured along the west property line, was allowed for storage and parking of vehicles and trailers with the following conditions: (1) there was to be no outside storage or display of materials; (2) there was to be no permanent storage of inoperative trailers or vehicles; and (3) the two (2) existing metal buildings within this area were to be used for storage only.

The applicant is now requesting to modify a previously-approved PCD to allow for the construction of storage facilities in the rear area of the site. The applicant is proposing to use the existing two (2) metal structures (forty (40)-foot by 320-foot and forty (40)-foot by 195-foot) and construct a new forty (40)-foot by 300-foot metal building. The storage facilities will have a twenty-four (24)-hour a day, seven (7)-day a week gated access. The front area will remain with uses as allowed within the C-3 District.

The Planning Commission reviewed the proposed PCD request at its June 28, 2018, meeting and there were no registered objectors present. The John Barrow Neighborhood Association and the Westwood Neighborhood Association and all property owners located within 200 feet of the site 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.