

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

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

Subject:	Action Required:	Approved By:
<p>An appeal of the Planning Commission’s denial of a Planned Zoning District titled 9010 Hilaro Springs Road Revised Short-Form PCD, located at 9010 Hilaro Springs Road. (Z-9228-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant, Bilquees Lakhani, is appealing the Planning Commission’s recommendation of denial for a Planned Commercial Development located at 9010 Hilaro Springs Road.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends denial of the requested PCD zoning. The Planning Commission voted to recommend denial of the PCD zoning by a vote of 3 ayes, 6 nays and 2 absent.
BACKGROUND	Ordinance No. 21,486, adopted by the Little Rock Board of Directors on October 2, 2017, rezoned this site from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow for the reuse of the existing commercial building for retail uses. No change to the exterior of the building or existing parking was proposed. The approval allowed C-3, General Commercial District, uses as allowable uses for the site; however, the approval did not allow the outdoor display of merchandise.

**BACKGROUND
CONTINUED**

The applicant is now proposing to amend the previously-approved PCD, Planned Commercial Development, to allow outdoor display of motorcycles and ATV's at the site. All displayed items will be returned to inside the building when the business is not operating. The applicant has indicated the request is for his business use only and the request for outdoor display will not transfer to a future business of the site.

Staff is not supportive of the applicant's request to allow the outdoor display as proposed. The applicant is seeking approval of a C-4, Open Display District, uses on the property which is located adjacent to residentially zoned and used property. The C-4 District is intended to provide a location for the limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, is suitable for display and storage outside the confines of an enclosed building. Such uses are not generally compatible with pedestrian-oriented commercial districts and shopping centers since they tend to obstruct and interfere with pedestrian movements. Appropriate locations for this district are along heavily traveled major traffic arterials. The applicant has not indicated limits to be placed on the area of outdoor display or the merchandise to be placed outdoors. Staff has concerns with the applicant not limiting the areas and items for display.

At the Planning Commission hearing the applicant withdrew from the request the placement of an off-premise sign.

The Planning Commission reviewed the proposed PCD request at its June 28, 2018, meeting and there were no registered objectors present. There was one (1) resident representing the Upper Baseline Neighborhood Association present in support of the request. All property owners located within 200 feet of the site along with the Upper Baseline Neighborhood Association and Southwest Little Rock Untied for Progress were notified of the public hearing. The Upper Baseline Neighborhood Association has provided a letter of support for the request. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.