

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 7, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Showroom Ready Short-Form PID, located at 10118 Colonel Glenn Road. (Z-4946-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is proposing to rezone the site from I-1, Industrial Park District, to PID, Planned Industrial Development, to add auto paint and body rebuilding as an allowable use.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PID zoning. The Planning Commission voted to recommend approval of the PID zoning by a vote of 9 ayes, 0 nays, 1 absent and 1 recusal (Commissioner Laha).</p>	
BACKGROUND	<p>The applicant is proposing to rezone the site from I-1, Industrial Park District, to PID, Planned Industrial Development, to add auto paint and body rebuilding as an allowable use. The applicant's business, Showroom Ready, Inc., is primarily a detailing company that provides additional services of limited auto body painting and repair.</p>	

**BACKGROUND
CONTINUED**

The applicant indicates in his cover letter services include, but are not limited to: full automotive detailing; interior automotive repair; paintless dent removal; alloy wheel repair; scratch removal (wet sand and buff); paint touch-up; and cosmetic automotive repair. In addition, the applicant provides photographs of the exterior and interior of vehicles for upload to the internet for vehicle sales.

The hours of operation are Monday - Friday from 8:00 AM - 6:00 PM and Saturday from 8:00 AM - 12:00 PM.

The approval is subject to the following additional conditions as recommended by the Little Rock Planning Commission:

- There is to be no outside storage of parts, equipment or materials.
- All work must take place within the enclosed building.
- No inoperable vehicles are to remain on the site for longer than seven (7) days.
- The use is limited to this business and the use as described in the applicant's proposal in Paragraph A and the analysis in Paragraph I of the June 28, 2018, Planning Commission agenda staff report

The Planning Commission reviewed the proposed PID request at its June 28, 2018, meeting and there were no registered objectors present. The John Barrow 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.