

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 4, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Sonny's Carwash Short-Form PCD, located at 7706 Cantrell Road. (Z-1002-A)</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>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The request is a rezoning from C-3, General Commercial District, and R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the construction of a new tunnel carwash.</p> <p>None.</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 10 ayes, 0 nays and 1 absent.</p> <p>The applicant is proposing removing the existing structures and constructing a new tunnel carwash on the site. The site plan indicates the placement of vacuum stations along the south side of the building. A single driveway is proposed from Cantrell Road, and an existing drive serving property to the west will be retained and is proposed to be used for access to the employee parking. The applicant is requesting to not dedicate the additional right of way per the Master Street Plan and to retain the existing eighty (80)-foot right of way recently purchased by the Arkansas Department of Transportation.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PCD request at its August 9, 2018, meeting and there were no registered objectors present. The Kingwood Neighborhood Association and the Merriwether 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.