

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 15, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Shields and Associates PCD, located at 13108 Lawson Road (Z-9353-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting that the 5.3-acre property, located at 13108 Lawson Road, be rezoned from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of an office with storage yard and a mini-warehouse facility.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.</p>	
<b>BACKGROUND</b>	<p>The applicant proposes to rezone 5.3 acres from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the construction of four (4) buildings that would provide office, warehouse and commercial storage at this location. The Developer will dedicate the right-of-way on Lawson Road when the first phase is constructed, and complete Lawson Road street-improvements after the construction of Building #3. The proposal calls for the project to be developed in seven (7) phases.</p> <p>The property is located just outside the City Limits and is within the City’s Extraterritorial Zoning Jurisdiction.</p>	

**BACKGROUND  
CONTINUED**

The property is currently undeveloped, but in recent years had three (3) single-family structures on this parcel. At some point, the three (3) properties were razed, and the lot is now vacant and mostly wooded. The properties located to the east and west are zoned R-2 while the property to the north is zoned AF, Agriculture and Forestry District. A small portion of the property's northeast border abuts a tract of land zoned with a PD-C, Planned Development – Commercial, designation.

The applicant proposes to construct eight (8) structures with metal siding on this property, which will include a 12,000 square-foot office at the front of the property (adjacent to Lawson Road), two (2) 7,200 square-foot climate-controlled storage buildings, and an additional five (5) 7,500 square-foot non-climate controlled buildings. In addition, the proposal calls for a 5,600 square-foot storage yard to be located between the two (2) climate-controlled storage structures. The storage yard will be enclosed with opaque fencing and will be utilized by the construction company which will occupy the proposed office building. They have included a 100-foot buffer to be located at the north end of the property. The northern and western borders will include a six (6)-foot-tall fence or opaque screen. The only gate will be located at the storage yard near Building #1.

A thirty-six (36)-foot wide access drive from Lawson Road will be located at the southwest corner of the site. A twenty-five (25)-foot paved driveway will be located along the east and west parameters of the site, as well as along the north side of Building #8 and the north and south sides of Building #1. Paved driveways with widths of twenty-two (22) feet will be located between storage buildings.

The applicant is proposing twenty-four (24) paved parking spaces along the south side of the proposed office building. As per Section 36-502 (b) (2) g of the City's Zoning Ordinance, a minimum of twenty-four (24) parking spaces is required to serve the proposed office buildings. Staff believes the parking will be sufficient to serve the proposed development.

The City's Zoning Ordinance would typically require a street buffer with a minimum width of thirty-nine (39) feet for the property. The proposed site plan shows a street buffer width of thirty-four (34) feet, and staff believes the proposed street buffer width will be sufficient, as all other perimeter buffers meet or exceed the minimum buffer widths as typically required.

**BACKGROUND  
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The hours of operation for the office and storage will be 7:00 AM – 6:00 PM, seven (7) days a week.

A dumpster will be located within the storage yard area, and will be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

The applicant notes all sight lighting will be low-level and directed away from adjacent properties.

Any new signage for the development must conform to Section 36-555 of the City's Zoning Ordinance. (Signs allowed in commercial zones.)

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed PCD.

The Planning Commission reviewed this request at their September 8, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.