

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 6, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Caple Commercial and Mixed Use Center PCD, located at 4621 Asher Avenue (Z-9871).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Emily Cox Acting City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting that the 2.63-acre property, located at 4621 Asher Avenue, be rezoned from I-2, Light Industrial District, to PCD, Planned Commercial Development, to allow for the use of an existing building as a mixed use commercial 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, 0 absent and 1 recusal (Russell).</p>	
<b>BACKGROUND</b>	<p>The applicant proposes to rezone a 2.63-acre site, located at 4621 Asher Avenue, from I-2, Light Industrial District, to PCD, Planned Commercial Development, to utilize an existing 17,526 square-foot, one (1)-story, warehouse/auction house offices to operate a mixed-use commercial facility.</p> <p>The site is located on the south side of the Asher corridor along Highway 70 West (around the 4600 block). Properties to the south of the site contain I-2 zoning and uses. Properties to the north, east and west contain a mixture of zoning and uses.</p>	

**BACKGROUND  
CONTINUED**

The survey shows a front setback of over fifty (50) feet, a side-yard setback of fifteen (15) feet and a rear-yard setback over twenty-five (25) feet. All existing setbacks conform with ordinance requirements.

The applicant proposes to utilize the site for retail uses “as specifically permitted in the C-3, General Commercial District, zoning, office space, vehicle storage, flea market items intended for sale, building materials and personal items.

The applicant provided space dedicated for the following uses:

- Vehicle Storage – 3,720 square-feet
- Office and Restroom – 1,301 square-feet
- Building Materials and Art Work – 1,656 square-feet
- Flea Market Item for Sale and Personal Storage – 4,734 square-feet
- Permitted Uses as Allowed in the C-3 Zoning District – 5,377 square-feet

The site contains existing perimeter fencing to secure the property in addition to controlled access from Asher Avenue through a secure, automated electrical gating apparatus.

Operating hours will be Monday thru Friday, from 8:00 AM - to 5:00 PM, and Saturday and Sunday operating hours will vary. The applicant notes approximately ten (10) employees may be present at any given time.

The applicant notes that there will be 30,000 square-feet of paved parking available in front of the building to the fence. The fence is approximately thirty (30) feet from Asher Avenue. Additional paved parking is provided along the east, west and south sides of the warehouse.

The applicant is not proposing additional signage at this time. Any new signs must comply with Section 36-555 of the City’s Zoning Ordinance (signs permitted in commercial zones).

A dumpster area is not shown on the survey. Any dumpster installed on the site must be screened and comply with Section 36-523 of the City’s Zoning Ordinance.

The applicant is not proposing new lighting at this time. Additional lighting must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their December 14, 2023, meeting and there were no objectors present. All owners of property located within 300 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.