

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 5, 2019 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Romero’s Enterprises Revised Short-Form PID, located at 12,300, 12,310, 12,320 and 12,340 Chicot Road. (Z-3396-B)</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 applicant is proposing to rezone the property from PID, Planned Industrial Development, to Revised PID to allow for the addition of several additional uses to be permitted to occupy space within the existing buildings.</p> <p>None.</p> <p>Staff recommends approval of the requested Revised PID. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval of the request.</p> <p>This property was developed and occupied by non-residential uses prior to the area being annexed into the City. The property was zoned R-2, Single-Family District, at the time of the annexation and the uses and buildings were classified as non-conforming. On December 3, 1998, the Planning Commission voted to recommend approval of a PID zoning request to recognize the existing businesses occupying the property; an insulation company and a carpet cleaning business.</p>	

**BACKGROUND
CONTINUED**

On January 5, 1998, the Board of Directors passed Ordinance No. 17,905 establishing Graves Short-Form PID. No changes were proposed to the site or the buildings.

The current owner/applicant is requesting a revision to the PID zoning to allow for the addition of several additional uses to be permitted to occupy the existing buildings. No changes are proposed to the buildings or site other than for what minor renovations might be necessary to accommodate one of the new uses.

The applicant submitted responses to questions raised at subdivision committee. The property contains four (4) buildings. The larger building (12,300 square-feet) is divided into four (4) spaces/lease areas. The current PID allows for the buildings to be used only for an insulation company and a carpet cleaning business. The applicant desires to retain those uses while adding a short list of additional uses as options to occupy the site. The applicant is requesting to add general and professional office, convenience-type food store without gas pumps (no alcohol sales), barber or beauty shop, tire sales and installation, auto repair shop, retail sales and warehouse. The applicant originally also proposed auto paint and body shop. The Commission's approval did not include that use.

Signage is proposed to consist of a single, multi-tenant ground-mounted sign (forty (40) square feet in area and twelve (12) feet in height) and wall signage at the front entrance to each tenant's lease space. The wall signage will not have direct street frontage for several of the spaces as they front into the site, not to the street. Days and hours of operation are proposed not to exceed 7:00 AM – 7:00 PM, Monday – Saturday. No new site lighting is proposed. There are currently two night-watcher type lights on the site. The dumpster has been indicated between the two (2) buildings at the southwest portion of the site. The dumpster is to be screened to comply with Code standards. Servicing of the dumpster should be limited to 7:00 AM – 6:00 PM, Monday – Saturday. There are thirty-five (35) paved parking spaces on the site which should be sufficient for the proposed uses. The applicant has stated that there will be no alcohol sales. The existing fence at the front of the property is being replaced with a new wrought-iron fence.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this item at their January 31, 2019, meeting and there were no objectors present. Notice had been sent to all owners of properties within 200 feet and the Deer Meadow, Oxford Valley and Southwest Little Rock United for Progress Neighborhood Associations.