

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 20, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Harris Short-Form PCD, located at 8122/8124 Stagecoach Road. (Z-9429)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting a rezoning to PCD, Planned Commercial District, to allow C-3, General Commercial Developmentl, uses, auto repair garage, and building materials sales (open) with no change to the configuration of the existing buildings or legal composition.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PCD zoning. The Planning Commission voted 8 ayes, 0 nays and 3 absent to recommend approval.
BACKGROUND	The property at 8122/8124 Stagecoach Road is a single parcel containing two (2) commercial structures. These buildings are occupied by an auto repair use at 8122 Stagecoach Road and a building materials sales (open) at 8124 Stagecoach Road. When this property was annexed to the city in 1979, the R-2, Single-Family District, zoning was applied. Presently, the building materials sales use is considering expanding into the building occupied by the auto repair use, necessitating the request for PCD, Planned Commercial Development, zoning.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their July 18, 2019, meeting and there were no objectors present. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.