

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 21, 2017 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance establishing a Planned Zoning District titled Fitts Auto Expansion Long-Form PCD, and reclassifying property from R-2, Single-Family District, to OS, Open Space District, located at 8421 Stagecoach Road. (Z-6054-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution Approval Information Report</p> | <p>Bruce T. Moore City Manager</p> |

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| SYNOPSIS | The applicant is requesting rezoning of the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of a portion of the site with an expansion of the adjacent automobile sales business and to zone the floodway area to OS, Open Space District. |
| FISCAL IMPACT | None. |
| RECOMMENDATION | Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 9 ayes, 0 nays, 1 absent and 1 open position. |
| BACKGROUND | The applicant has indicated the initial plans include the construction of parking and an access drive to allow the offloading and storage of vehicles, currently taking place on property owned by the applicant located across Stagecoach Road. The applicant is requesting the new parking areas be allowed to be graveled for a period of two (2) years. |

**BACKGROUND
CONTINUED**

At which time the parking area will be paved and landscaped to meet the typical minimum ordinance requirements of the landscape and buffer ordinances. The future plan includes the construction of a building to be used for auto detailing of inventory prior to placing the vehicles on the lot for sale.

The site contains 35.67 acres. The area to be developed and rezoned to PCD, Planned Commercial Development, includes 7.13 acres. The remainder of the area is located within the floodway and will be dedicated to the City of Little Rock. The floodway area will be rezoned to OS, Open Space.

The Planning Commission reviewed the proposed PCD request at its December 15, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Bentley Court POA, Chateaus on Stagecoach POA, Crystal Valley POA, Otter Creek POA, Plantation Acres POA and Southwest Little Rock United for Progress neighborhood association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal, the staff analysis and recommendation.