

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 18, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Posh Automotive PCD, located at 8900/8916 Colonel Glenn Road (Z-9508-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The applicant is requesting that the property located at 8900/8916 Colonel Glenn Road be rezoned from C-3, General Commercial District, and R-4, Two-Family District, to PCD, Planned Commercial District, to allow for a Pre-Owned Auto Sales Business.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the PCD rezoning. The Planning Commission voted to recommend approval by 9 ayes, 0 nays, 0 absent, 1 abstention (Vogel) and 1 open position.</p>
BACKGROUND	<p>The applicant proposes to rezone the 1.34-acre property located at 8900/8916 Colonel Glenn Road from C-3, General Commercial District, and R-4, Two-Family District, to PCD, Planned Commercial District. The rezoning is proposed to allow a Pre-Owned Automotive Sales Development. The property is located on the north side of Colonel Glenn Road, between Malloy Street and Ludwig Street. The two (2) existing buildings located in the southeast portion of the site will be demolished to construct two (2) new buildings.</p>

**BACKGROUND
CONTINUED**

The applicant proposes to develop the property as a Pre-Owned Automotive Sales Lot with a sales office with a small shop building for repairs and car cleaning for the dealership vehicles. The proposed plan entails constructing a 3,375 square-foot sales building and an 816 square-foot shop building. As provided by the applicant, “the small shop building will be used for car wash and detailing only.”

The applicant is proposing sixty-five (65) parking spaces throughout the property. There are eleven (11) parking spaces designated for guest parking and seven (7) parking spaces designated for employee parking. The remaining forty-seven (47) parking spaces will be used for the display of the pre-owned automotive inventory. Staff believes parking will be sufficient to serve the proposed development.

There are two (2) proposed gated access drives to the site; one (1) on east side of the property along Ludwig Street and one (1) on the south side of the property along Colonel Glenn Road. The entire property will be surrounded with a chain link fence. The applicant proposes to build a sidewalk on the entire eastern side of the property along Ludwig Street.

At the north end of the property (Lot 4), the applicant proposes to allow the entire tree covered lot to serve as an undisturbed buffer for the abutting residential neighborhoods located immediately to the north and northwest of the site.

The proposed plan shows one (1) ground-mounted sign at the southeast corner of the property. The sign is proposed to be a 168-inch x 36-inch digital sign which will conform to the commercial signage standards. All signage on the property must comply with Section 36-555 (signs allowed in commercial zones) of the Code.

There will be one (1) dumpster located on the property. The applicant notes that the dumpster will be screened as per ordinance requirements.

The applicant notes that the site lighting will conform with the commercial zoning standards.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their April 8, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.