

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 21, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Highway 10 Storage Center Long-form PCD, located at 9300 Ferndale Cut-Off. (Z-7517-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is proposing the rezoning of this site from C-3, General Commercial District, to PCD, Planned Commercial Development, to allow for the development of the site with mini-warehouses.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 11 ayes, 0 nays and 0 absent.</p>	
BACKGROUND	<p>Ordinance No. 18,995, adopted by the Little Rock Board of Directors on December 2, 2003, rezoned this 7.25-acre tract from R-2, Single-Family District, to C-3, General Commercial District. The rezoning was in conjunction with the City of Little Rock initiated Extraterritorial Planning Jurisdiction expansion. The zoning ordinance stated the property was to develop in compliance with the Highway 10 Design Overlay District (DOD) or be developed through the PZD, Planned Zoning Development, process.</p>	

**BACKGROUND
CONTINUED**

The DOD states that the maximum number of buildings per commercial development shall be measured both by minimum tract size and minimum frontage as follows: one (1) building every two (2) acres. The applicant is proposing the number of buildings in excess of the typical development standard of the DOD.

The applicant is proposing the rezoning of this site from C-3 to PCD, Planned Commercial Development, to allow for the development of this site with mini-warehouses. The property contains 7.25 acres and is currently undeveloped. The storage center is proposed containing thirteen (13) buildings constructed in five (5) phases. The buildings are proposed both climate and non-climate controlled. The buildings range in size from 2,325 square-feet to 13,200 square-feet.

The Planning Commission reviewed the proposed PCD request at its May 19, 2016, meeting and there were no registered objector present. All property owners located within 200 feet of the site were notified of the public hearing. There is not an active City of Little Rock neighborhood association located in this area. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.