

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 7, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Lots 7 – 9 Colonel Glenn Tech Centre Long-Form PCD, located on the northeast corner of South Bowman Road and Colonel Glenn Plaza Drive. (Z-3371-CCC)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The request is a rezoning of the site from C-2, Shopping Center District, to PCD, Planned Commercial Development, to allow the site to develop into a flex space development utilizing C-2 uses, office warehouse and office showroom warehouse.</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 9 ayes, 0 nays, 1 absent and 1 recusal (Commissioner Laha).</p>	
BACKGROUND	<p>The project contains approximately 20.17 acres and is proposed to develop with three (3) lots. The development is located at the northeast corner of Bowman Road and Colonel Glenn Plaza Drive. The applicant is proposing to develop the property into a flex space development utilizing C-2, Shopping Center District, uses, office warehouse and office showroom warehouse. The lots range in size from 4.03 acres to 8.62 acres. The average lot size proposed is 300 feet X 700-feet.</p>	

**BACKGROUND
CONTINUED**

The three (3) buildings will be located on different lots; however, they will utilize common truck areas for maneuvering. The plan indicates the development of two (2) buildings containing 75,000 square-feet and a single building containing 100,000 square-feet. The development is proposed in three (3) phase.

The request includes a variance to continue with the advanced grading of this site. The grading will allow the earthwork to be completed at one time in the initial phase, and prevent material to be hauled across public streets.

The Planning Commission reviewed the proposed PCD request at its June 28, 2018, meeting and there were no registered objectors present. The John Barrow Neighborhood Association and all property owners located within 200 feet of the site were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.