

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 21, 2020 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled 10724 West Markham Street Short-Form PCD, located at 10724 West Markham Street. (Z-3437-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting approval of a PCD, Planned Commercial District, to redevelop the site for continued use as a convenience store with gas pumps.</p> <p>None.</p> <p>Staff recommends approval of the PCD zoning. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>In 1976, the subject property was rezoned from the A, One-Family District, to the F, Commercial District. A subsequent rezoning to the C-4, Open Display Commercial District, was approved by the Board of Directors on February 19, 1980, for the construction of the existing service station and convenience store.</p> <p>The existing convenience store, car wash, and gas pump canopy will be removed and replaced with a new building with an area of approximately 3,100 square-feet and a new canopy and gas pump area. No car wash is proposed for the new site development.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their November 21, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Beverly Hills and Birchwood Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.