

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

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

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Pineda Callejas Short-Form PCD, located at 9811 Mabelvale Main Street. (Z-4320-A)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p><b>SYNOPSIS</b></p> <p><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p><b>BACKGROUND</b></p>	<p>The applicant is requesting approval of a PCD, Planned Commercial District, for the continued use of a nonconforming auto repair use as a tire shop.</p> <p>None.</p> <p>Staff recommends approval of the PCD zoning. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>An application was filed in 1984 to rezone this property from R-2, Single-Family District, to C-4, Open Display Commercial District. This request was made to double the size of the existing and nonconforming auto repair garage. The application received an unfavorable staff recommendation due to concerns about spot zoning and conflict with the land use plan. The application was withdrawn. The property has continued to be used for automobile repair uses.</p>	

**BACKGROUND  
CONTINUED**

The applicant requests a reclassification of the property to use it as a tire shop. No structural changes will be made to the building.

The Planning Commission reviewed this request at their November 21, 2019, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well as the Southwest Little Rock United for Progress Neighborhood Association, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.