

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 21, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development - Industrial titled Glover - PD-I, located at 3611 Mabelvale Pike (Z-10072).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Susan Altrui Acting 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 that the 12.17-acre property, located at 3611 Mabelvale Pike, be rezoned from R-2, Single-Family Residential, to PD-I, Planned Development – Industrial, to allow for I-2 permitted uses.</p> <p>None.</p> <p>Staff recommends approval of the PD-I rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.</p> <p>The applicant is proposing to rezone the property from R-2 to PD-I to allow for the existing auto repair use, including I-2 permitted uses.</p> <p>The property contains an existing 7,840 square foot, single story building that contains several bay doors and an office. Historically, the property was utilized as Glen Daniels Transmission that also included additional auto repair services. Properties in the general area contain a mixture of zoning and uses.</p> <p>The property is accessed from a concrete driveway from Mabelvale Pike. The property is secured by a chain link fence and entry gate along Mabelvale Pike that opens up to an asphalt and gravel parking area.</p>	

**BACKGROUND
CONTINUED**

The applicant is not proposing any signage at this time. Any new signs must comply with Section 36-554 (signs permitted in industrial zones).

The site plan does not show a dumpster. Any dumpster installed on the property must be screened and comply with Section 36-523 of the zoning ordinance.

The applicant is not proposing any new lighting at this time. Any future lighting must be low-level and directed away from adjacent properties.

Historically, the property was utilized for transmission service and repair (Glen Daniels Transmission) that also provided additional auto repair services.

Staff is supportive of the requested rezoning and all I-2 permitted uses based on the following conditions:

1. Staff will support no outside use unless approved through FEMA, Corp of Engineers and the City's Engineering staff with approval of all necessary permits (reference staff comments in Paragraph "D" of the agenda staff report).
2. Staff will support I-2 permitted uses for this property with all uses taking place within the enclosed building, with the exception of customer and employee parking.
3. All ancillary auto related uses must take place within the enclosed building.

The Planning Commission reviewed this request at their November 14, 2024, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.