

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 2, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Baseline X Road, LLC – PCD, Planned Commercial Development, located at 5924 Baseline Road (Z-5317-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.40-acre property, located at 5924 Baseline Road, be rezoned from R-2, Single-Family District, to PCD, Planned Commercial, to recognize the historic and continued use of the existing property as a convenience store with gas pumps, and to allow three (3) mobile canteen units (MCU) to be permanently located on the property.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends Denial of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 absent.
BACKGROUND	<p>The applicant proposes to rezone the property from R-2 to PCD to recognize the historic and continued use of the existing property as a convenience store with gas pumps, and to allow three (3) mobile canteen units (MCU) to be permanently located on the property.</p> <p>The site contains an existing 1,500 square foot convenience store building, with a canopy fuel island located along Baseline Road (south) and a second canopy fuel island located along Geyer Springs Road (west). The property is zone R-2 and contains the last remaining, non-conforming, commercial use at</p>

**BACKGROUND
CONTINUED**

the intersection of Baseline Road and Geyer Springs Road. Properties in the general area contain a mixture of commercial zoning and uses in all directions.

The property has access from concrete driveway aprons along Baseline Road (south) and Geyer Springs Road (west).

The applicant is proposing to permanently locate one (1) MCU on the north side of the building and two (2) additional MCUs on the east side of the building. The applicant is not proposing any changes to the existing building or building footprint of the convenience store at this time.

Operating hours for the proposed MCU use will be from 11:00am to 10:00pm.

Operating hours for the existing convenience store use will remain unchanged.

The site plan shows a dumpster area located in the northeast corner of the property. The dumpster area must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The applicant is not requesting additional signage as part of this rezoning request. Any new signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones.)

The Planning Commission reviewed this request at their August 8, 2024, meeting and there was one (1) objector 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.