

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 1, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Natural State Concrete Supply PD-I/OS, located at 8806 Mabelvale Pike (Z-6815-B).</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
Submitted By:		
<p>Planning & Development Department</p>		
SYNOPSIS	<p>The applicant is requesting that the 20.71-acre property, located at 8806 Mabelvale Pike, be rezoned from I-2, Light Industrial District, to PD-I, Planned District – Industrial, and OS, Open Space District, to allow for the development of a concrete plant.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the PD-I/OS zoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.</p>	
BACKGROUND	<p>The applicant proposes to rezone 20.71-acre property from I-2, Light Industrial District, to PD-I, Planned District – Industrial, and OS, Open Space District, to allow for the development of a concrete plant. 7.44 acres will serve as the site for a concrete plant, and the remaining 13.27 acres will remain undisturbed and designated “Open Space.” The proposed use will also include the retail sales of tools, supplies and materials related to the use of concrete.</p>	

**BACKGROUND
CONTINUED**

The proposed development includes a 7,800 square-foot office/shop building located within the east half of the 7.44 acres. A conveyer/aggregate bin/silo structure will be located on the north side of the office/shop building. Fuel pumps and parking for concrete trucks will be located west of the office/shop building. Paved parking will be located on the east side of the office/slope building, with additional employee parking at the southwest corner of the development. Aggregate storage bins will be located at the southwest corner of the site. The vehicular use area north and west of the office/shop building will have a compacted gravel base to accommodate the large truck traffic.

The applicant notes that the heights of the office/shop and aggregate bin structures will be less than thirty-five (35) feet. The silo will be enclosed and will have a height of approximately eighty-seven (87) feet. The current I-2 zoning allows a building height of forty-five (45) feet.

The applicant is proposing to construct a private street within an access easement from Mabelvale Pike to access the property. The street will be constructed to City standards. There will be two (2), thirty (30)-foot wide access drives from the private street. There will be a large landscaped area between the two (2) driveways. The two (2) driveways will be gated near the front of the office/shop building. There will be a twelve (12)-foot minimum wall/berm/fence combination enclosing the entire area devoted to the concrete plant.

The applicant is proposing twenty-six (26) parking spaces for employees and customers. This should be sufficient to serve the proposed concrete plant use. Additional parking for large trucks is located in the rear yard area.

A dumpster area will be located near the northeast corner of the project. The dumpster area must be screened as per Section 36-523 (d).

The applicant is proposing a ground-mounted sign near the southeast corner of the site. All signage must comply with Section 36-554 of the code.

All site lighting will be low-level and directed away from adjacent properties.

**BACKGROUND
CONTINUED**

The applicant notes that the hours of operation for the office/shop building will be from 7:00 AM - 5:00 PM, Monday - Saturday. The concrete plant hours will be from 6:00 AM - 8:00 PM, Monday - Saturday. The applicant also notes that some jobs may require special hours of operation.

The applicant also notes that the City's Landscape and Buffer Ordinance will be complied with.

The applicant notes that there will be a seventy-five (75)-foot wide undisturbed buffer area along the south property line, 570-foot along the west and 120-foot along the north and front property lines. The applicant also notes that this remainder of the overall property be zoned OS, and will remain undisturbed and tree-covered. This represents approximately 13.27 acres of tree-covered buffer space.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues. The applicant is requesting no variances with the proposed PD-I.

The Planning Commission reviewed this request at their November 18, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well 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.