

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 7, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An appeal of the Planning Commission’s denial of a Planned Zoning District titled Shackleford Crossing Lot 1 – Cracker Barrel - Revised Short-Form PCD, located at 2618 South Shackleford Road. (Z-4923-R)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is appealing the Planning Commission’s denial of a request to revise the previously-approved PCD, Planned Commercial Development, to add temporary storage on the Cracker Barrel site via a storage module.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends denial of the requested PCD zoning. The Planning Commission voted to recommend denial of the PCD zoning by a vote of 1 aye, 9 nays, 0 absent and 1 open position.
BACKGROUND	The applicant is requesting a revision to the previously-approved PCD to add temporary storage on the Cracker Barrel site via a storage module. The storage module is forty (40) feet in length and eight (8) feet in width and will be located behind the restaurant building. The delivery of the storage is early August and the module will remain on the site until mid-January. Items to be stored in the storage module are stock and inventory of retail merchandise and fixtures that cannot be stored in the stock room of the existing restaurant building. No perishable items are proposed for storage.

**BACKGROUND
CONTINUED**

The developers of the Shackleford Crossings Shopping Center have placed limits on the place the storage modules can be located. The developer has stated the storage module must be placed behind the building to not be visible from South Shackleford Road. This would place the storage module within the fire lane. The Little Rock Fire Department has previously raised concerns related to the storage module being placed within the fire lane.

Staff is not supportive of the placement of storage modules to act as inventory storage on this site. Per Section 36-252, *“Accessory buildings in certain districts” the ordinance outlines appropriate accessory building construction specifications. The ordinance states accessory buildings are to be specifically designed and constructed for the purpose of serving as an accessory building and items such as cargo containers, truck boxes and trailers, train cars and cabooses, mobile homes, manufactured homes and recreational vehicles or trailers shall not be deemed appropriate to serve as an accessory building*”. Although this section of the ordinance applies to residential zoning districts, staff feels it applicable to accessory buildings in other zones as well.

The request is somewhat similar to the request previously denied by the Commission in January 2009. With that request Cracker Barrel requested the placement of two (2) modular buildings within the parking lot area behind the building also to be placed on a temporary basis. Staff previously did not support the placement of the storage modules and recommended at the time the applicant construct a permanent building.

The Planning Commission reviewed the proposed PCD request at its September 22, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing. Please see the attached Planning Commission minute record and site plan for the applicant’s specific development proposal and the staff analysis and recommendation.