

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 18, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Lots 2 and 4 the Colonel Glenn Business Center Revised Long-Form PCD, located at 10303 Colonel Glenn Road. (Z-5703-E)</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 requesting to amend the previously-approved PCD, Planned Commercial Development, for Lot 2 to add additional uses and for Lot 4 to provide the development plan for construction of mini-warehouse.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.
BACKGROUND	Ordinance No. 19,278, adopted by the Little Rock Board of Directors on February 15, 2005, allowed a revision to the previously-approved POD, Planned Office Development, to allow Lot 2 to develop as three (3) individual lots; one(1) lot without public street frontage. The applicant indicated Lot 1 would remain as a future commercial development and proposed Lots 2 – 4 would contain office/showroom/warehouse uses as allowable uses. Lot 1 was approved with C-3, General Commercial District uses as allowable uses. The applicant indicated the building layout had been slightly modified to decrease the size of the buildings

**BACKGROUND
CONTINUED**

The applicant indicated Lot 2 would contain a 40,000 square-foot building, Lot 3 would contain a 27,500 square-foot building and Lot 4 would contain a 47,500 square-foot building.

The applicant is now proposing to amend the allowable uses for Lot 2. The applicant is requesting in addition to the previously approved office/showroom/warehouse allowable uses for Lot 2 selected C-1, Neighborhood Commercial District, uses and Conditional Uses be added as allowable uses for Lot 2.

The applicant is proposing to develop Lot 4 with mini-warehouse buildings. The site will contain a mixture of climate controlled and non-climate controlled storage units. The plan indicates the development of six (6) buildings, five (5) of which contain 12,000 square-feet and one (1) building containing 6,625 square-feet.

The applicant is proposing to replace the existing ground sign on Lot 2 to advertise the businesses located on both Lots 2 and 4. The sign is proposed as a development sign for the two (2) lots and is indicated ten (10) feet in height, ten (10) feet wide and contains ninety (90) square-feet of total sign area.

The Planning Commission reviewed the proposed PCD request at its March 16, 2017, 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 and the Tall Timber Property Owners 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.