

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 18, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Industrial District titled CALS and LRWRA Solar Development PID, located at 6700 Fourche Dam Pike Road (Z-9567).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is requesting that the property located at 6700 Fourche Dam Pike be rezoned from R-2, Single-Family District, to PID, Planned Industrial District, to allow for a solar panel development.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the Revised PCD rezoning. The Planning Commission voted to recommend approval by 9 ayes, 0 nays, 0 absent, 1 abstention (Vogel) and 1 open position.</p>	
BACKGROUND	<p>The applicant proposes to rezone the seventy-three (73)-acre property located at 6700 Fourche Dam Pike from R-2, Single-Family District, to PID, Planned Industrial District. The rezoning is proposed to allow a solar development with two (2) project initiatives in the first phase. One project will serve the Central Arkansas Library System (CALS) and is proposed to save about \$1.2 Million Dollars on electrical cost over the life the project. The second project will serve the Little Rock Water Reclamation Authority (LRWRA) and is proposed to save about \$2.2 Million Dollars on electrical cost over the life of the project.</p>	

**BACKGROUND
CONTINUED**

The applicant proposes that the solar projects for CALS and LRWRA will occupy most of the cleared land on the site. The north portion of the property will continue to be occupied by the barge services business. The remaining portions of the property will be preserved for future solar clients. The proposed site plan submitted for review shows the total possible occupancy for the solar development.

The proposed solar development will consist of approximately 17,500 solar panels. The proposed panels will be located approximately 130 feet back from the front (south) property line. The panels will be located approximately twenty-eight (28) feet back from the east side property line and 110 feet back from the west side property line.

The solar development will be secured by a security fence with a maximum height of six (6) feet. The fence will be topped with barb wire for added security. Access to property will be controlled with a gate. Signage for the property will be located on the fence facing Fourche Dam Pike and will comply with Section 36-554 of the City's Zoning Ordinance.

The applicant notes that there will be no site lighting, additional equipment, or buildings on the site. The applicant also noted that the solar panels will not generate any noise.

The Planning Commission reviewed this request at their April 8, 2021, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.