

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 20 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Parham Place Revised PCD located at 300 South Rodney Parham Road (Z-3748-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	<p>The applicant is requesting that the three (3)-acre property, located at 300 South Rodney Parham Road, be rezoned from PCD, Planned Commercial Development, to Revised PCD, to allow C-3, General Commercial District, permitted uses for an existing commercial development.</p>
<b>FISCAL IMPACT</b>	<p>None.</p>
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 6 ayes, 0 nays, absent and 1 open position.</p>
<b>BACKGROUND</b>	<p>The applicant proposes to amend the existing PCD, Planned Commercial Development, to remove the previously-approved use ratio of 45% retail and 55% office to allow for 100% C-3, General Commercial District, permitted uses. The associated parking allowed under the previously-approved PCD will remain unchanged.</p> <p>The site is located on the west side of South Rodney Parham Road, north of West Capitol Avenue, and contains an existing 40,000 square-foot commercial building and associated parking.</p>

**BACKGROUND  
CONTINUED**

The applicant notes the hours of operation will be from 6:00 AM to 6:00 PM, Monday through Saturday.

The applicant is proposing no additional signage at this time. Any new signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The applicant is proposing no additional lighting at this time. Any additional lighting must be low-level and directed away from adjacent properties.

The site plan does not show a dumpster on the site. Any dumpster installed on the site must be screened per Section 36-523 of the City's Zoning Ordinance.

Any additional landscaping installed on the site must comply with Chapter 15 of the City's Landscape Ordinance.

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 Planning Commission reviewed this request at their May 11, 2023, meeting and there were no objectors present. All owners of property located within 200 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.