

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 16, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Parker Automotive PD-C, located at 12801 West Markham Street (Z-3292-I).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting that the 1.57-acre property, located at 12801 West Markham Street, be rezoned from O-3, General Office District, to PD-C, Planned Development – Commercial, to allow for a vehicle parking/storage lot for the Parker Audi Dealership.</p> <p>None.</p> <p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 absent.</p> <p>The applicant proposes to rezone the 1.57-acre property from O-3. General Office District, to PD-C, Planned Development – Commercial, to allow development of a parking lot to serve as vehicle parking/storage for the Parker Audi Dealership located immediately to the east at 12601 West Markham Street. The property is located at the southwest corner of West Markham Street and Atkins Road. The property is currently undeveloped and grass covered.</p> <p>The applicant proposes to construct a 151-space paved parking lot, as noted on the attached site plan. The property will be accessed via one (1), thirty-six (36)-foot wide driveway from Atkins Road.</p>	

**BACKGROUND  
CONTINUED**

The driveway will align with an existing driveway across Atkins Road to the east, which serves the Parker Audi Dealership.

The proposed parking lot will have landscaped buffers along the south and west property lines, as well as landscaped areas along both street frontages. Interior landscaped islands will also be located throughout the parking lot.

The Planning Commission reviewed this request at their June 13, 2024, meeting and there were no objectors present. All owners of property located within 300 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.