OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION
JULY 7, 2015 AGENDA

Subject:	Action Required:	Approved By:
An ordinance establishing a Planned Zoning District titled Vogelsberg Subdivision Short-Form PCD (Z-4834-D), located at 10208 Interstate 30.	√ **Ordinance** Resolution Approval Information Report	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager

SYNOPSIS	The request is a rezoning from C-4, Open Display Commercial District, and C-3, General Commercial District, to PCD, Planned Commercial Development, to allow the existing motorcycle dealership to expand the building.
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 8 ayes, 0 nays and 3 absent.
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PCD request at its June 4, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with Southwest Little Rock United for Progress were notified of the Public Hearing.
BACKGROUND	The applicant is requesting a rezoning from C-4, Open Display Commercial District, and C-3, General Commercial District, to PCD, Planned Commercial Development, for the property located on the northeast corner of Baseline Road and Mabelvale Pike. The Harley Davidson Motorcycle Dealership operates from this site.

BACKGROUND CONTINUED

The property is zoned a mix of C-3 and C-4, with an approved Conditional Use Permit for a cell tower near the rear of the property. The current owner proposes to expand several of the buildings and possibly eliminate one building to create additional parking. Also, this PCD application would permit C-4 uses for all three (3) of the platted lots within the Vogelsburg Subdivision.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.