

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 15, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled 4200 Hoerner, LLC, PID, located at 4200 Horner Road (Z-8546-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p>	<p>The applicant is requesting that the 7.54-acre property, located at 4200 Hoerner Road, be rezoned from I-2, Light Industrial District, to PID, Planned Industrial District, to allow for a two (2) lot industrial development.</p>	
<p>FISCAL IMPACT</p>	<p>None.</p>	
<p>RECOMMENDATION</p>	<p>Staff recommends approval of the PID rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>	
<p>BACKGROUND</p>	<p>The applicant proposes to rezone 7.54 acres from I-2, Light Industrial District, to PID, Planned Industrial District, to subdivide the property into two (2) lots for a second light industrial business site. The applicant is requesting I-2 permitted uses for both lots. The two (2) lots are proposed as follows:</p> <p style="text-align: center;">Lot 1 – 6.73 acres Lot 2 – 0.81 acre</p> <p>The property is occupied by a one-story industrial building which previously housed an office/warehouse use. Paved parking is located on the south and west sides of the building. Access drives are located along Hoerner Road and Patterson Road.</p>	

**BACKGROUND
CONTINUED**

There is currently an enclosed connection between the portion of the existing building on Lot 1 and the portion of the existing building on Lot 2. This portion of the building will be removed, creating a separate building on each lot.

The applicant is proposing a new twenty-five (25)-foot wide driveway at the southeast corner of Lot 2 (from Hoerner Road) to serve the newly created lot. The proposed driveway will serve a new paved parking area at the southeast corner of the building on Lot 2. There will be thirteen (13) new parking spaces provided on Lot 2. Staff believes the parking will be sufficient for the existing building. Landscaping will be provided with construction of the new parking area.

The applicant notes that there will be no dumpsters on the site.

Any new site lighting will be low-level and directed away from adjacent properties.

Any new signage will comply with Section 36-554 of the City's Zoning Ordinance (signs permitted in industrial zones).

The applicant is requesting a driveway spacing variance as follows:

“We would like to request a variance of City Code 31-210(e)(2) of the minimum spacing of 250 feet between driveways for collector streets. On the West side of the proposed new drive we would like to request a variance to allow the minimum driveway spacing to be 237 feet. On the East side of the proposed new drive we would like to request a variance to allow the minimum driveway spacing to be 118 feet. The driveways to both the East and West of the proposed new drive are existing.”

Staff supports the requested variance.

The Planning Commission reviewed this request at their July 13, 2023, meeting and there was one (1) objector 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.

