

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Williams PD-I, located at 4700 Mabelvale Pike (Z-9802).</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>	The applicant is requesting that the 0.53-acre property, located at located at 4700 Mabelvale Pike, be rezoned from R-2, Single-Family District, to PD-I, Planned District – Industrial, to allow for a Commercial Fence Company.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the PD-I rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.
<b>BACKGROUND</b>	<p>The applicant is proposes to rezone a 0.53-acre site from R-2, Single-Family District, to PD-I, Planned Development – Industrial, to allow the site to be used as a commercial fence company to fabricate fences and gates (black iron fencing). The applicant is proposing no additional uses with this application.</p> <p>This site is fully in the Fourche Creek floodway. The abutting tract on the west is zoned I-2, Light Industrial District, and is wooded but owned by the City. To the east, across Mabelvale Pike, is a closed landfill. The site has operated as a non-conforming use being annexed into the City of Little Rock in 2001.</p>

**BACKGROUND  
CONTINUED**

The property contains an existing 4,912 square-foot, sheet-metal-style framed building, triangular in shape and sits back from Mabelvale Pike. The front entrance and three (3) bay doors face south towards the main street. An existing storage structure is located on the western portion and rear (south) portion of the property. The remaining site is primarily clear and contains several trees throughout the property, and currently fenced with a chain link to secure the property.

The hours of operation will be from 9:00 AM to 5:30 PM, Monday thru Friday with half a day on Saturday. The actual making of the fencing will be contained inside the building. There will be no outside storage of equipment or materials. All materials will be stored inside the building.

The applicant notes this is a two (2) man operation with orders and estimates taking place over the phone and at the customer's location. Staff feels the existing parking is sufficient to serve the use.

Access is provided via a concrete driveway extending from Mabelvale Pike leading to a triangular-shaped asphalt paved area which may be used for parking and delivery of materials.

The applicant notes the all signage will comply with Section 36-554 (signs permitted in industrial zones).

There will not be a dumpster on-site. All trash would be limited to scrap metal which will be resold to scrap metal shops.

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

The Planning Commission reviewed this request at their July 13, 2023, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well 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.