

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 20, 2024 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance approving a Planned Zoning Development titled Central Acquisitions, LLC – Revised PCD, located at 14410 Cantrell Road (Z-7667-B).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution</p> | <p>Emily Cox Acting City Manager</p> |
| <p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p> | <p>The applicant is requesting that the 3.83-acre property, located at 14410 Cantrell Road, be rezoned from PCD. Planned Commercial District, to Revised PCD, Planned Commercial District, to allow C-3, General Commercial District as alternate uses for the site.</p> <p>None.</p> <p>Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, and 3 absent.</p> <p>The applicant is requesting that the 3.83-acre property, located at 14410 Cantrell Road, be rezoned from PCD. Planned Commercial District, to Revised PCD, Planned Commercial District, to allow C-3, General Commercial District as alternate uses for the site.</p> <p>On June 3, 2004, the Little Rock Planning Commission approved HWY 10 Business Park rezoning of the property from R-2 to PCD to allow selected C-3 uses, with conditions. On July 20, 2004, Little Rock City Board of Directors approved the rezoning with Ordinance No. 19,172.</p> | |

**BACKGROUND
CONTINUED**

The applicant is now proposing to revise the existing PCD to allow previously approved uses, plus C-3 permitted uses. All remaining aspects of the previously approved PCD will remain unchanged. The front portion, approximately 11,000 square feet of the site fronting Cantrell Road, is located within the Highway 10 Design Overlay District (Ordinance No. 15,965).

The property contains an existing 2,300 square foot, one-story, wood-frame residential building in the front portion of the property utilized as office space for Central Termite. The rear portion of the property contains a 3,200 square foot, one-story, metal-style warehouse building. Properties in the general area contain a mixture of zoning and uses in all directions.

Access to the property is from the north side of Cantrell Road from a paved, extended driveway leading to the existing office in the front portion of the site. The driveway continues further to the rear portion of the site that contains a warehouse building.

The applicant notes there will be no outside storage of equipment, materials and vehicles and all storage will be contained within the existing warehouse building located at the rear of the property.

The applicant notes the primary request for revising the existing PCD to allow C-3 permitted uses is to provide more potential businesses that may inquire about the purchase of the property.

The applicant submitted a parking plan designating three (3) additional parking spaces to supplement existing parking spaces on the site. Parking must be present on the site to comply with minimum ordinance standards for any future use(s) of the property.

The Planning Commission reviewed this request at their July 11, 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.