

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 17, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Total Land Corporation - PCD, located at 9020 Chicot Road (Z-10002).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.76-acre property, located at 9020 Chicot Road, be rezoned from R-2, Single-Family District and C-3, General Commercial District, to PCD, Planned Commercial Development, to allow continued use of the west portion of the property for enclosed storage and the east portion for C-3 permitted uses.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 recusal (Hart).
BACKGROUND	<p>The east half of the property located at 9020 Chicot Road is zoned C-3 and occupied by a one-story commercial building that has primarily been used as an office. The west half of the property is zoned R-2 and contains a small storage/warehouse building and two (2) portable storage containers. The east portion of the property is nonconforming as the storage building and containers have traditionally been used for storage for a contractor's business. The property is located at the southwest corner of Chicot Road and Mann Road.</p> <p>The applicant requests to rezone the property from R-2 and C-3 to PCD to allow the continued use of the west portion of the</p>

**BACKGROUND
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property for enclosed storage and the east portion for C-3 permitted uses. The applicant also proposes to split the property into two (2) lots.

The C-3 zoned portion of the property contains a one-story office building and paved parking area. The R-2 zoned portion contains a 1,500-square-foot warehouse building and two (2) storage containers, with gravel parking. One (1) of the storage containers will be relocated to the proposed Lot 2 and screened with an eight (8) foot high opaque wood fence, as noted on the applicant's site plan. Access drives from Chicot Road and Mann Road serve the property.

As part of the project, the applicant proposes to split the property into two (2) lots, as noted on the attached site plan. A 20-foot-wide access easement will be located from the Mann Road entry drive to serve as access for proposed Lot 1.

The site plan for the property shows existing paved parking to serve the existing commercial building on Lot 2, and existing gravel parking on Lot 1 to serve the existing storage/warehouse building.

The Planning Commission reviewed this request at their August 8, 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 Analysis and the Commission's action.