

**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 Stagecoach Properties, LLC - PCD, located at 3204 Shackleford Pass (Z-5959-D).</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 1.30-acre property, located at 3204 Shackleford Pass, be rezoned from PD-C, Planned Development – Commercial, to PCD, Planned Commercial Development, to allow for the sale and installation of automotive parts, as well as servicing primarily 4 X 4 passenger vehicles. All aspects of the previously approved uses will remain unchanged, including C-3, General Commercial District permitted uses as alternate uses for the property.</p> <p>None.</p> <p>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).</p> <p>The applicant is now proposing to rezone the property from PD-C to PCD to allow for the sale and installation of automotive parts, as well as servicing primarily 4 X 4 passenger vehicles. All aspects of the previously approved uses will remain unchanged, including C-3 permitted uses as alternate uses for the property.</p>	

**BACKGROUND
CONTINUED**

There are two (2) existing buildings on the property, a 1-story, brick and metal office building, approximately 5,157 square feet in area in the eastern portion of the property, and a 1-story, metal warehouse building approximately 5,020 square feet in area in the western portion of the property. There is a mixture of zoning and uses in all directions surrounding the site.

The applicant proposes to increase the overall square footage of the warehouse building located in the rear portion of the property. The expansion will include 50.2 x 25 square foot additions on the east and west sides of the warehouse building, thus increasing the overall square footage to 6,275 square feet. The proposed building setbacks will be thirty-six (36) feet from the west property line, twenty (20) feet from the north property line and represent the only modification to the warehouse building's footprint. The building footprint of the office will remain unchanged.

An access drive from Shackleford Pass is located at the southeast corner of the property. An existing paved parking area is located on the south side of the existing office building. The rear portion of the property is a gravel vehicular use area that surrounds the existing warehouse building. Staff believes the existing parking plan will be sufficient to serve the proposed use of the property.

The hours of operation will be from 8:00am to 5:00pm, Monday through Saturday.

The applicant is not requesting to modify or place any additional signage at this time. Any new signage must comply with Section 36-555 of the City's Zoning Ordinance (signs allowed in commercial zones).

The site plan does not show a dumpster area on the property at this time. Any dumpster placed on the property must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

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.