

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Okpala Auto Sales – PD-C, located at 1417 West Roosevelt Road (Z-9955-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Emily Cox Acting City Manager</p>

<b>SYNOPSIS</b>	The applicant is requesting that the 0.78-acre property, located at 1417 West Roosevelt Road, be rezoned from C-3, General Commercial District, to PD-C, Planned Development - Commercial to allow an auto sales business.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 recusal (Hart).
<b>BACKGROUND</b>	<p>The applicant is proposing to rezone a 0.18-acre site from C-3 to PD-C to operate an auto sales business. The proposed development will contain an auto display area in the front portion of the site and an office in the rear portion of the site.</p> <p>The site is located on the south side of W. Roosevelt Road. There are no structures on the property. The existing concrete slab appears to be mostly intact. The property contains chain-link fencing along the east and west property lines. A developed alley way runs north-south along the east property line. Properties in the general area contain mostly residential zoning and uses with a mixture of zoning and uses located throughout the area.</p>

**BACKGROUND  
CONTINUED**

The applicant proposes to display vehicles for sale located in the front portion of the property fronting W. Roosevelt Road. A 14x32 square foot sales office will be located in the southeast corner of the property. Staff feels the required setbacks for the auto sales office comply with the code as it will be sited inside the building line as indicated on the site plan.

Access to the property will be from W. Roosevelt Road, through the twenty (20) foot platted alleyway, running from north to south along the east property line, near the northwest corner of the property.

The applicant proposes to secure the site with perimeter fencing. The height and fence type were not provided at this time. The applicant notes that the entrance to the property will be gated. Any fences erected on the site must comply with Section 36-516(2)(e)(2) of the City's Zoning Ordinance.

The applicant did not provide signage at this time. Any signage placed on the site 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. Any dumpster installed on the site must be screened as per 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.