

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 17, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Stagecoach West II Long-Form PCD, located at 10915 Stagecoach Road. (Z-5649-F)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The applicant is requesting to rezone the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the redevelopment of this vacant parcel with automobile sales and service.</p>	
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning at their December 15, 2016, meeting by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.</p>	
<p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting to rezone the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow the redevelopment of this vacant parcel with automobile sales and service. As part of the PCD zoning request the applicant is requesting the development in two (2) phase. The first phase will include the existing parking lot which will be used for automobile display. The first phase also includes additional paving for automobile sales display and a sales office. Phase 2 is proposed to include additional auto display areas and a service center. The rear of the site is proposed for future development via a revision to the site plan.</p>	

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed the proposed PCD request at its December 15, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Otter Creek Homeowners Association and Southwest Little Rock United for Progress were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal, the staff analysis and recommendation.