

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 18, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Conceptual Planned Commercial District titled 10115 Rodney Parham Road Conceptual PCD, located at 10115 Rodney Parham Road (Z-9103-B).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p style="text-align: right;">FISCAL IMPACT</p> <p style="text-align: right;">RECOMMENDATION</p> <p style="text-align: right;">BACKGROUND</p>	<p>The applicant is requesting that the property located at 10115 Rodney Parham Road be rezoned from O-3, General Office District, to Conceptual PCD, Planned Commercial District, and OS, Open Space District, to allow a future commercial development.</p> <p>None.</p> <p>Staff recommends approval of the Conceptual PCD. The Planning Commission voted to recommend approval by 9 ayes, 0 nays; 0 absent; 1 abstention (Vogel); and 1 open position.</p> <p>The applicant proposes to rezone the 2.62-acre property located at 10115 Rodney Parham Road from O-3, General Office District, to Conceptual PCD, Planned Commercial District. The rezoning is proposed to allow for future commercial development of the site. The applicant is proposing to set the parameters for the future site development by establishing development criteria (building setbacks, building height, etc.) and a list of permitted uses for the site.</p>	

**BACKGROUND
CONTINUED**

The property currently contains a one (1)-story single-family structure located within the north half of the site. There is a one (1)-car wide driveway from Rodney Parham Road which serves as access to the property. The south half of the property is undeveloped and mostly tree covered. Grassy Flat Creek is located just south of the property. A small area of floodway and floodplain is located within the south portion of the property.

The applicant is proposing that the south 100 feet of the property be maintained as an undisturbed buffer area, adjacent to the single family zoned property to the south. The floodway and floodplain located on the property will fall within this undisturbed buffer area. At the request of staff, the applicant has agreed to zone the undisturbed buffer area to OS, Open Space District.

For the future site development, the applicant is proposing the following minimum building setbacks:

Front: twenty-five (25) feet (after right-of-way dedication)

Sides (east/west): Fifteen (15) feet.

Rear: Twenty-five (25) feet from undisturbed buffer area (125 feet from rear property line)

The applicant notes that the maximum building height will be thirty (30) feet. A proposed thirty-six (36)-foot wide driveway from Rodney Parham Road is proposed at the northeast corner of the site. The applicant notes that on-site parking will comply with the minimum ordinance standards as found in Section 36-502 of the Code. In addition, the applicant notes that the future development will comply with the Minimum Buffer and Landscape Requirements as found in Chapters 36 and 15 of the Code.

All site lighting must be low-level, shielded and directed away from adjacent properties. Any dumpster or trash containment area on the site must be oriented away from the street and screened as per Section 36-523 (d) of the Code. The applicant also notes that site signage will comply with the commercial sign requirements as found in Section 36-555 of the Code.

**BACKGROUND
CONTINUED**

With respect to the future use of the property, the applicant has provided an edited list of the permitted uses as found in the C-3, General Commercial District, zoning district of Section 36-301 of the City's Zoning Ordinance, including a car wash. The list is proposed as permitted uses for the requested Conceptual PCD zoning.

The Planning Commission reviewed this request at their April 8, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.