

**BACKGROUND
CONTINUED**

The development was proposed in three (3) phases. The first phase was to be constructed with 26,100 square-feet. The second phase with 27,450 square-feet and the final phase with 24,750 square-feet for a total of 78,300 square-feet of mini-warehouse space. The site plan approved included the placement of an area for outdoor storage of recreational sports vehicles such as boats, campers, recreational vehicles, and/or cars or motorcycles. This development did not occur.

The applicant is now proposing a rezoning of the site from I-2 to PCD, Planned Commercial Development, to allow for the development of a single building containing 9,600 square feet of floor area. The building is proposed utilizing C-3, General Commercial District uses and I-2 uses. The plan indicates twenty-eight (28) parking spaces in front of the building and fourteen (14) parking spaces behind the building. The site plan indicates a single dumpster location. A second retail building will be added to mirror the building proposed in Phase I. The area south of the retail buildings is proposed for development with mini-warehouse. The mini-warehouse buildings will be constructed in multiple phases as the market demands. This request continues to include an area for outdoor storage of recreational sports vehicles such as boats, campers, recreational vehicles, and/or cars or motorcycles

The Planning Commission reviewed the proposed PID request at its May 17, 2018, meeting and there were no registered objectors present. The Otter Creek Homeowners Association and Southwest Little Rock United for Progress and all property owners located within 200 feet of the site were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.