

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 6, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Fitts Auto Expansion Revised Long-Form PCD, located at 8421 Stagecoach Road. (Z-6054-C)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is proposing to amend the previously-approved PCD, Planned Commercial Development, to add additional land area to the approved site plan.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 11 ayes, 0 nays and 0 absent.
BACKGROUND	Ordinance No. 21,365, adopted by the Little Rock Board of Directors on February 21, 2017, rezoned a portion of this site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of a portion of the currently proposed site with an expansion of the adjacent automobile sales business. The applicant indicated the initial plan included the construction of parking and an access drive to allow the offloading and storage of vehicles, which was taking place on property owned by the applicant across Stagecoach Road. The request included the new parking areas be maintained as gravel for a period of two (2) years. At which time the parking area would be paved and landscaped to meet the typical minimum ordinance requirements of the Landscape and Buffer Ordinances.

**BACKGROUND
CONTINUED**

The future plan included the construction of a building to be used for auto detailing of inventory prior to placing the vehicles on the lot for sale.

The development site included 7.13 acres which was zoned PCD. The remaining area was zoned OS, Open Space District, the area located within the floodway.

The applicant is now proposing to amend the previously-approved PCD to add additional land area to the approved site plan. The applicant has indicated the additional parking will be extended from the existing Fitts Auto Sales lot and a new retail building containing 24,000 square-feet of floor area will be constructed. The plan indicates parking along Stagecoach Road. The driveway is indicated along the eastern perimeter of the site. The request continues to include the new parking areas be maintained as gravel for a period of two (2) years. At which time the parking area will be paved and landscaped to meet the typical minimum ordinance requirements of the landscape and buffer ordinances.

The Planning Commission reviewed the proposed PCD request at its April 27, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Crystal Valley Property Owners 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 and the staff analysis and recommendation.