

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 1, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Parker Lexus Shackelford West Long-Form PCD, located on the northwest corner of Shackelford West Boulevard and Shackelford Road. (Z-6526-C)</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>

<b>SYNOPSIS</b>	The request is to rezone the site from OS, Open Space District, C-2, Shopping Center District and O-3, General Office District, to PCD, Planned Commercial Development, to allow for a phased development of an automobile dealership.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 7 ayes, 0 nays and 4 absent.
<b>BACKGROUND</b>	<p>The Planning Commission reviewed the proposed PCD request at its January 28, 2016, meeting and there were no registered objector present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing.</p> <p>The applicant is requesting to rezone the site from OS, Open Space District, C-2, Shopping Center District and O-3, General Office District to PCD, Planned Commercial Development.</p>

**BACKGROUND  
CONTINUED**

After the Phase I construction (192 parking spaces) a service area shown in Phase II will be developed. The service area is proposed containing 18,000 square-feet. With this construction an additional 103 parking spaces will be added. The Phase III portion of the development includes the addition of a showroom (10,000 square-feet). The showroom will be constructed as required by the automobile manufacturer. An additional twenty (20) parking spaces will be added with this phase. Phase IV includes the construction of a 31,250 square-foot showroom, 9,750 square-foot service area and increases the parking to 348 spaces. Phase V includes the construction of 18,000 square-feet of showroom, 19,500 square-feet of service area and decreases the parking to 269 spaces. Phase VI includes the removal of an existing office building and the construction of a new service area and a new showroom area.

The exterior finish of the buildings will be glass and metal with stone, brick or stucco accents. The showroom buildings are indicated as two (2)-story buildings. The maximum building height proposed is forty-five (45) feet.

Days and hours of operation for the auto dealership are 7:00 AM to 7:00 PM; Monday through Saturday. The dumpster service hours will be limited to daylight hours. The applicant has indicated the use will not include wreck auto body repair such as auto paint or body rebuilding shop. There will not be any areas of outdoor storage of vehicle parts such as used tires.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.