OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION APRIL 16, 2019 AGENDA

Subject:	Action Required:	Approved By:
An ordinance establishing a Planned Zoning District titled KLR Properties Revised Short-Form PCD, located at 12400 Cantrell Road. (Z-6488-C)	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The applicant is proposing a revision to the previously-approved PCD, Planned Commercial Development, solely for the purpose of allowing parallel parking along the shared access easement drive between this property and the office building adjacent to the west.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the requested Revised PCD. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval of the request.	
BACKGROUND	The site is developed with a 14,000 square-foot mixed use building and associated parking. The only change proposed under this revision is to allow parallel parking for five (5) – six (6) vehicles on the east side of the driveway within the common access easement between this lot and the lot adjacent to the west. There is sufficient pavement width to accommodate parking on this one side of the driveway and still retain adequate driveway width. There are two (2) driveways from the access easement onto this property.	

BACKGROUND CONTINUED

Staff can support parallel parking on the east side of the access easement driveway, north of the northern driveway; not between the driveways or south of the southern driveway. Parking must be limited to those areas which do not violate Little Rock Traffic Code or Fire Department regulations.

The Planning Commission reviewed this issue at its March 14, 2019, meeting and there were no objectors present. Notice had been sent to all owners of properties located within 200 feet of the site and the Piedmont Neighborhood Associations. Please see the Planning Commission agenda write-up and minutes for the full Staff Analysis.