

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 16, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Master Company PD-C, located at 9911 West Markham Street (Z-9858).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.22-acre property, located at 9911 West Markham Street, be rezoned from O-3, General Office District, to PD-C, Planned Development – Commercial, to allow for an existing building to be utilized as a convenience store.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 3 nays and 0 absent.
BACKGROUND	<p>The applicant is requesting to rezone the 0.22-acre site, located at 9911 West Markham Street, from O-3, General Office District, to PD-C, Planned Development – Commercial, to allow the existing building to be utilized as a convenience store. The applicant is not proposing to include alcohol sales as part of this rezoning request.</p> <p>The site contains an existing 1,508 square-foot residential building. The property was formerly commercial, utilized by Fletcher Property Management, Inc.</p> <p>The property has paved parking and drive-thru lane ingress along West Markham Street; the drive-thru lane exits on the south side of the building along Oak Lane.</p>

**BACKGROUND
CONTINUED**

The property has paved parking and drive-thru lane ingress along West Markham Street; the drive-thru lane exits on the south side of the building along Oak Lane. The applicant intends to install a drive-thru window on the south side of the building and notes that an agreement with the adjacent property owner to the west will include a shared access easement to facilitate the drive-thru lane/traffic. Operating hours will be from 6:00 AM - 12:00 AM, seven (7) days a week.

The applicant proposes to utilize the existing parking spaces on the site. Parking shall also comply with required American with Disabilities Act (ADA) Standards. Staff feels that the parking is sufficient to serve the use.

A dumpster is not shown on the site plan, and any dumpster installed on the site shall be screened to comply with Section 36-523(d) of the City's Zoning Ordinance.

The applicant is not proposing any signage at this time, and all signs shall conform to Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The applicant is not proposing additional lighting at this time, and any new site lighting shall be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their March 14, 2024, meeting, and there were three (3) objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.