OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION APRIL 7, 2020 AGENDA

Subject:	Action Required:	Approved By:
An ordinance establishing a Planned Zoning District titled PBGH Short-Form PCD, located northwest of the intersection of Colonel Glenn Road and Marsh Road. (Z-9495)	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The applicant is requesting approval of a PCD, Planned Commercial Development, to allow for the construction of a 9,100 square-foot general merchandise retail store.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the PCD zoning. The Planning Commission voted 9 ayes, 0 nays and 2 absent to recommend approval.	
BACKGROUND	This property is undeveloped and located within the extraterritorial jurisdiction. The property is zoned R-2, Single-Family District. A PCD, Planned Commercial Development, is the typical process for creating new nonresidential development sites in predominantly residential areas.	
	The proposed site consists of total of approximately 2.223 ac Glenn Road and Marsh Road in would be developed with a merchandise retail store.	res northwest of the Colonel atersection. This vacant land

BACKGROUND CONTINUED

The site would have thirty-one (31) parking spaces (two (2) accessible) and a single drive access to Colonel Glenn Road. The dumpster would be situated at the northeast corner of the proposed building and enclosed by a wood fence. A six (6)-foot wood privacy fence would be placed around the site perimeter to screen the building from adjacent properties. Lighting would be directed downward and toward the site interior so as not to encroach upon neighboring properties. The site would be serviced by a septic system and existing water lines located along Colonel Glenn Road. A propane tank would also provide gas.

The Planning Commission reviewed this request at their February 20, 2020, meeting and there no objectors present. All owners of property located within 200 feet of the site, as well as the Citizens of West Pulaski County Neighborhood Association, were notified of the public hearing.