OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION JULY 9, 2019 AGENDA

Subject:	Action Required:	Approved By:
An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Hamm Diesel Electric Short-Form PD-C; located at 10524 Helm Drive. (Z-9419)	√ Ordinance Resolution	
Submitted By:		
Department of Planning and Development		Bruce T. Moore City Manager
SYNOPSIS	The applicant is requesting approval of PD-C, Planned Development-Commercial, zoning to allow for the use of the existing, non-conforming building for Hamm Diesel Electric, a small business that rebuilds and sells vehicle starters and alternators. The products are sold to garage and businesses who perform installation, and no vehicle parts installation will occur at this site.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval. The Planning Commission voted 8 ayes, 0 nays and 3 absent to recommend approval.	
BACKGROUND	The commercial building on the site was constructed circa 1960 and was once occupied by Helm's Grocery. The property was annexed into the City in 1979 and zoned R-2, Single-Family District. There has not been an application to change the zoning since the annexation and the building was occupied by commercial uses on and off over the years. The building has been vacant for some time and the property has lost its non-conforming status.	

BACKGROUND CONTINUED

The applicant is requesting approval of PD-C, Planned Development – Commercial, zoning to allow for use of the building for Hamm Diesel Electric, a small business that rebuilds and sells vehicle starters and alternators. The business does not do any vehicle installation. The products are sold to garages and businesses who perform installation. All work occurs inside the building. There is no outside storage of materials or product, and no changes to the site or building, outside of what minor remodeling might be required inside the building, are proposed.

The Planning Commission reviewed this item at their June 6, 2019, meeting and there were no objectors present. The Commission voted, as part of the consent agenda, to recommend approval. Please see the attached Commission minutes for the full Analysis and Commission action.