

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 17, 2021 AGENDA**

Subject	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned District – Industrial titled Levy Concrete Plant PD-I, located at 8806 Mabelvale Pike (Z-6815-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The applicant is requesting that the property, located at 8806 Mabelvale Pike, be rezoned from I-2, Light Industrial District, to PD-I, Planned District – Industrial, to allow for the development of a concrete plant.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the PD-I rezoning. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>
BACKGROUND	<p>The applicant proposes to rezone the 6.82-acre property located at 8806 Mabelvale Pike from I-2, Light Industrial District, to PD-I, Planned District - Industrial. The property is part of a larger 20.7-acre tract. The rezoning is requested to allow for the development of a concrete plant.</p> <p>The proposed development includes a 7,800 square-foot office/shop building located within the east half of the 6.82 acres. A conveyor/aggregate bin/silo structure will be located on the north side of the office/shop building.</p>

**BACKGROUND
CONTINUED**

Fuel pumps and parking for concrete trucks will be located west of the office/shop building. Paved parking will be located on the east side of the office/slope building, with additional employee parking at the southwest corner of the development. Aggregate storage bins will be located at the northwest corner of the site. The vehicular use area north and west of the office/shop building will have a compacted gravel base to accommodate the large truck traffic.

The applicant notes that the heights of the office/shop and aggregate bin structures will be less than thirty-five (35) feet. The silo will have a height of approximately eight-five (85) feet. The current I-2 zoning allows a building height of forty-five (45) feet.

The applicant is proposing to construct a private street within an access easement from Mabelvale Pike to access the property. The street will be constructed to City standards. There will be two (2), thirty (30)-foot wide access drives from the private street. There will be a large landscaped area between the two (2) driveways. The two (2) driveways will be gated near the front of the office/shop building. The rear portion of the property will be fenced with a security fencing. All fencing must comply with section 36-516 (e) (3) of the City's Zoning Ordinance.

The applicant is proposing twenty-six (26) parking spaces for employees and customers. This should be sufficient to serve the proposed concrete plant use. Additional parking for large trucks is located in the rear-yard area.

A dumpster area will be located near the northeast corner of the project. The dumpster area must be screened as per Section 36-523 (d).

The applicant is proposing a ground-mounted sign near the southeast corner of the site. All signage must comply with Section 36-554 of the Code. All site lighting will be low-level and directed away from adjacent properties.

The applicant notes that the hours of operation for the office/shop building will be from 7:00 AM to 5:00 PM, Monday through Saturday. The concrete plant hours will be from 6:00 AM to 8:00 PM, Monday through Saturday. The applicant also notes that some jobs may require special hours of operation.

**BACKGROUND
CONTINUED**

The applicant also notes that the City's Landscape and Buffer Ordinance will be complied with.

The applicant notes that there will be a fifty (50)-foot wide undisturbed buffer area along the south property line. The applicant also notes that the remainder of the overall property will remain undisturbed and tree covered. This represents approximately 13.89 acres of tree-covered buffer space.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues. The applicant is requesting no variances with the proposed PD-I.

The Planning Commission reviewed this request at their July 8, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all neighborhood associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission Minute Record for the complete staff analysis.