

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 18, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled ALR Ark Properties LLC Short-Form PD-I (Z-8009-A), located at 5000 South Shackelford Road.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting a rezoning of the site from I-1, Industrial Park District, to PD-I, Planned Development Industrial, to allow for the construction of a new auto paint or body rebuilding shop.</p> <p>None.</p> <p>Staff recommends approval of the requested PD-I zoning. The Planning Commission voted to recommend approval of the PD-I zoning by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The Planning Commission reviewed the proposed PD-I request at its July 16, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association and the Tall Timber Property Owners Association were notified of the Public Hearing.</p> <p>Ordinance No. 19,534, adopted by the Little Rock Board of Directors on May 16, 2006, rezoned the site from R-2, Single-Family to I-1, Industrial Park District.</p>	

**BACKGROUND  
CONTINUED**

The applicant is requesting a rezoning of the site from I-1 to PD-I to allow for the construction of a new auto paint or body rebuilding shop. The site plan includes the construction of a 23,420 square-foot body shop with 200 parking spaces. The proposal includes a future building expansion area containing 9,200 square-feet.

The applicant has indicated the stalls within the repair shop will be used for vehicles that are in the repair process. The future expansion area is intended to facilitate the planned growth of the Collision Center operations. It will house the same functions as the current proposed facility. The parking area will be expanded in the northwest quarter of the site to replace the displaced parking and support the increased workflow. This will require a revision of the PD-I for review of the site plan.

The front façade of the building will be constructed of glass curtain-wall bordered with an aluminum composite panel fascia and accent walls. The north and south elevations will consist primarily of split-faced CMU with an accent color band as well as an EIFS fascia at the top of the wall. The west wall will be constructed entirely of EIFS veneer with an accent stripe and fascia reveals. This will better facilitate the construction of the planned expansion.

The site plan indicates large areas of trees to be preserved. There is a large area on the north and northeastern portion of the property in which the hardwoods will be retained. The undergrowth in this area will be removed.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.