

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 7, 2018 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Lumber 1 Long-Form PCD, located at 10800 Colonel Glenn Road. (Z-3371-DDD)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance Resolution</b></p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<b>SYNOPSIS</b>	The applicant is requesting a rezoning of the site from C-2, Shopping Center District, to PCD, Planned Commercial Development, to allow for the redevelopment of the site creating a four (4) lot plat. The uses include C-2 District uses and a home improvement store.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 9 ayes, 0 nays, 1 absent and 1 recusal (Commissioner Laha).
<b>BACKGROUND</b>	The applicant is requesting a rezoning of the site from C-2, Shopping Center District, to PCD, Planned Commercial Development. The site currently has one (1) building on approximately 10.5 acres with 570 parking spaces. The applicant is proposing to subdivide the tract into four (4) lots. Two (2) of the lots will be used for fast food/restaurant establishments. Each of the restaurant uses will have a maximum of 3,200 square-feet and forty-two (42) parking spaces. The third lot is proposed with a retail building containing 20,000 square-feet and 112 parking spaces.

**BACKGROUND  
CONTINUED**

The existing building is proposed on the fourth lot. The building will be modified for use as a home improvement center. The building contains approximately 112,000 square-foot and 200 parking spaces. The current site has several satellite dishes and communications towers which will temporarily remain in place.

The hours of operation are proposed from 6:00 AM to 12:00 midnight, seven (7) days per week. Signage is proposed to meet the current signage requirements of the City of Little Rock.

The Planning Commission reviewed the proposed PCD request at its June 28, 2018, meeting and there were no registered objectors present. The John Barrow Neighborhood Association and all property owners located within 200 feet of the site were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.