

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 6, 2016 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Lot 4 the Village at Colonel Glenn Road Revised Short-Form PCD, located north of David O Dodd Road in the 13700 Block. (Z-6973-G)</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</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<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>BACKGROUND</b></p>	<p>The applicant is requesting a rezoning of this site from PD-C, Planned Development Commercial, and O-3, General Office District, to PCD, Planned Commercial Development, to allow a phased development for automobile sales related activities including a sales office and parking for new and used inventory.</p> <p>None.</p> <p>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 and 2 absent.</p> <p>The development will occur in three (3) phase. The first phase of the development will be construction of the parking area in the northwest portion of the property, adjacent to the existing Subaru and Acura automobile dealerships. The second phase of the development will include construction of an automobile dealership building as shown on the site plan and additional parking. The third phase will include the final area for vehicle display on the southern tip of the property.</p>
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**BACKGROUND  
CONTINUED**

The Planning Commission reviewed the proposed PCD request at its August 11, 2016, 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 Crystal Valley Property Owners Association 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.