

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 18, 2016 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Auto Zone Short-Form PCD, located at 9201 Stagecoach Road. (Z-9161)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
---	---	---

SYNOPSIS	The request is a rezoning of the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of this 2.62-acre tract with a 7,382 square-foot building and forty-four (44) parking spaces for an auto parts and accessory store and the allowance of C-3, General Commercial District, uses as allowable alternate uses.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays, 0 absent and 1 open position.
BACKGROUND	The plan notes 6.47% of the site is covered with building. 20.11% of the site is indicated with impervious area and 73.36% of the site is landscaped or green space. The plan indicates a twenty-five (25)-foot access easement along the floodway. The floodway will be dedicated to the City of Little Rock upon approval and the filing of a plat creating two (2) lots for the site.

**BACKGROUND
CONTINUED**

Auto Zone proposes complementary installation of batteries, windshield wiper blades and other minor automotive accessories or complimentary additions. Staff has a concern with the potential for auto repair within the parking lot. Staff feels there should be a strict limitation on the level of activity that can occur outside of the building. Staff feels signs should be posted clearly stating that no vehicle repair work or service is to be performed on the site, other than the minor parts installation performed by Auto Zone employees. Staff also feels it is important for the site to be cleaned each day. The applicant has agreed to these conditions.

The Planning Commission reviewed the proposed PCD request at its September 22, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Otter Creek Property Owners Association, the Bentley Court Property Owners Association, the Chateaus on Stagecoach Property Owners Association and Southwest Little Rock United for Progress 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.