

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 19, 2021 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Yates Revised POD, located at the northwest corner of Highway 10 and Morgan Cemetery Road (Z-7948-E).</p> <p><b>Submitted by:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</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>BACKGROUND</b></p>	<p>The applicant is requesting that the 2.06-acre property, located at the northwest corner of Highway 10 and Morgan Cemetery Road, be rezoned from POD, Planned Office District, to Revised POD, to allow for the enlargement of a previously-approved office building and parking area.</p> <p>None.</p> <p>Staff recommends approval of the Revised POD. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.</p> <p>The applicant requests to revise the previous POD, Planned Office Development, to allow for the enlargement of the previously-approved building from 3,600 square-feet to 6,000 square-feet along with additional parking.</p> <p>The property is located within the Highway 10 Design Overlay District (DOD) and is located outside the City Limits in the Extraterritorial Zoning jurisdiction.</p>
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**BACKGROUND  
CONTINUED**

The proposed development will consist of a two-story 6,000 square-foot office building. A twenty-three (23) space parking lot is proposed to be located at the side of the building with access to Morgan Cemetery Road. Morgan Cemetery Road will be improved to a twenty (20)-foot paved width.

The new building will be constructed of steel framing exterior walls with metal siding panels and drywall interior sheathing. The roof will be a single slope metal frame structure with metal standing seam finish material. The exterior will include aluminum storefront window systems and have two (2) roll up overhead doors.

The proposed building will have a height of 20'2" to the roof edge. The building setbacks exceed the minimum under the Highway 10 DOD. The perimeter landscape areas also exceed the minimums of the DOD. Signage will consist of wall signs on the east and south building facades and a single ground-mounted sign (monument type) not to exceed six (6) feet in height and sixty-four (64) square feet in area.

A small dumpster is proposed to be located at the northwest corner of the parking lot and have a screen to comply with code. Lighting will consist of a low level directional pole lighting in the parking lot. No fencing is proposed.

Health Department approval for a septic system will be provided.

Hours of operation will be from 8:00 AM - 5:00 PM, Monday – Saturday.

The site is partially cleared and the applicant indicates provision of landscaping adjacent to the building. A fifty (50)-foot open space buffer is being provided to the north perimeter.

The site plan provides for the forty (40)-foot landscaping buffer along the south property line and additional landscaped areas on the east and west sides. An open space area is provided at the north perimeter of the property.

The site plan notes a concrete access drive connecting to Morgan Cemetery Road leading to a twenty-three (23)-space paved parking lot. The typical minimum parking requirement for this type of use would be twelve (12) spaces.

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their September 9, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.