

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 18, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled John Barrow Appearance Center Short-Form PCD (Z-8037-A), located on the northeast corner of 32nd Street and John Barrow Road.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	The request is to reinstate an expired PCD, Planned Commercial District, to allow for the construction of a carwash and automobile detail shop.	
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 9 ayes, 0 nays and 2 absent.	
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PCD request at its September 18, 2014, 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 were notified of the Public Hearing.	
BACKGROUND	Ordinance No. 19,565, adopted by the Little Rock Board of Directors on July 18, 2006, rezoned the property from R-2, Single-Family, to PCD, Planned Commercial District, to allow for the construction of a single bay automatic carwash on the south end of the property and an L-shaped office building with an indoor detailing shop on the north end of the property.	

**BACKGROUND
CONTINUED**

The L-shaped building was approved with four (4) bays with overhead doors. Two (2) bays would be utilized for hand-detailing of cars, the other two (2) bays would be for indoor storage of cars which had been detailed. The L-shaped building would also contain the office for the detailing operation along with 800 square-feet of leasable area. The approval allowed a waiver of the required land use buffer along the eastern perimeter of the site and a variance to allow off site grading along the eastern perimeter. Two (2) vacuum stations were approved along John Barrow Road. A single pole mounted sign thirty-six (36) feet in height and 160 square-feet in area was also approved. The approval allowed for a deferral of the required street improvements to West 31st Street and a reduction in the right-of-way dedication for West 32nd Street. The development did not occur and the PCD has expired.

The applicant is now requesting to re-establish the previously-approved PCD zoning for the site. The proposal includes construction of an automatic carwash on the south end of the property containing two (2) bays within a building containing 1,822 square-feet of floor area. The site plan includes the placement of two (2) vacuum stations located within the landscape area of West 32nd Street. The northern portion of the site is proposed with an indoor detailing shop. The building contains 2,155 square-feet of floor area. The northern building will contain four (4) bays with overhead doors. All four (4) bays will be utilized for hand detailing and the storage of detailed cars. The northern building will also contain the office for the detailing operation.

The request includes the abandonment of the existing right-of-way for West 31st Street as a separate item on this agenda. The right of way will be retained as a utility and drainage easement.

The request also includes a reduction in the required right of way dedication on West 32nd Street. The Master Street Plan requires a dedication of 30-feet from centerline for commercial establishments. The applicant is requesting to maintain the existing right of way of 25-feet from centerline as was previously approved.

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