

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 18, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 7415 Colonel Glenn Revised Short-Form PCD, located at 7415 Colonel Glenn Road. (Z-3117-F)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The applicant is requesting approval of a Revised Planned Commercial District to convert an existing structure to mini-warehouse use.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the PCD zoning. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>The planning commission approved rezoning this property from C-3, General Commercial District, to C-4, Open Display District, in November 1993. A Conditional Use Permit was also approved allowing a contractor's maintenance yard in the rear portion of the site. The Board of Directors, with the adoption of Ordinance No. 16,540, rezoned with property from C-3 to PCD, Planned Commercial Development, determining the PCD was a more appropriate zoning for the property. One condition of the PCD tied the use to a specific owner.</p>	

**BACKGROUND
CONTINUED**

The property was sold in 1999 and the contractor's yard use was discontinued under the new ownership. The PCD was subsequently amended to allow for the conversion of the contractor's maintenance yard for storage and parking of vehicles with conditions not permitting the outside storage and display of materials, no permanent storage of inoperable trailers or vehicles, and the two (2) existing metal buildings within the area were for storage use only.

The property owners requested to again modify the PCD to allow for the construction of mini-warehouse storage facilities on the rear portion of the site. The existing metal structures would be used for storage and a forty (40)-foot by 300-foot metal building would be constructed. The storage facilities would be gated; however, users would have access around the clock. The front portion of the site would continue to be allowed C-3.

This request was reviewed by the Planning Commission on June 28, 2018, and approved by the Board of Directors on August 21, 2018. The applicant now seeks to convert the front portion of the site to mini-warehouse use by constructing partitions within the building.

The Planning Commission reviewed this request at their January 9, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the John Barrow and Westwood Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.