

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 6, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled PB General Springer Revised Short-Form PCD (Z-7867-B), located at 4744 and 4754 Springer Boulevard.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The request is a rezoning from PCD, Planned Commercial District, and C-3, General Commercial District, to PCD to allow for the construction of a new 9,100 square-foot retail store.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the requested PCD zoning by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The Planning Commission reviewed the proposed PCD request at its April 3, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Granite Mountain Neighborhood Association were notified of the Public Hearing.</p>	

BACKGROUND

Ordinance No. 19,359, adopted by the Little Rock Board of Directors on August 1, 2005, rezoned a 1.01± property from I-2, Light Industrial District, to PCD, Planned Commercial District, to allow an existing building containing approximately 5,400 square-feet to be utilized with two (2) prospective users. The approval allowed a minimum of 1,700 square-feet of the commercial building to be utilized as a martial arts studio and a minimum of 1,500 square-feet of the building to be used as a thrift shop. A vacant residential structure was located in the PCD rezoning. No uses were identified for the vacant structure.

On February 20, 2014, the Commission denied a request to rezone the site from C-3 and PCD to allow the site to redevelop with a single building to be used as a retail use. Access to the site was proposed from Springer Boulevard and also Simpson Street. Truck traffic was proposed to enter the site from Simpson Street and exit onto Springer Boulevard.

The developer is now requesting approval of the two (2) lots being combined into one (1), 0.86-acre lot and rezoned to PCD to allow the removal of the existing structure and the construction of a new 9,100 square-foot retail store. The property is currently zoned C-3 and PCD. A portion of the previously-approved PCD will remain on a small portion of the property located adjacent to the new lot.

The site plan includes twenty-eight (28) parking spaces. Based on one (1) parking space per 300 gross square-feet of floor area a total of thirty (30) parking spaces would typically be required. Staff is supportive of the parking as indicated.

The property is located within the Granite Mountain Design Overlay District (DOD). The overlay has specific development criteria concerning signage, setbacks and parking lot lighting pole height. The development will comply with these minimum standards of the overlay.

The DOD states the sidewalk along Springer Boulevard is to be eight (8) feet wide. The Arkansas State Highway Department has stated no road widening or sidewalk construction will be allowed with the development of the site.

**BACKGROUND
CONTINUED**

The request includes a variance from Section 32-8 to allow an obstruction within the fifty (50)-foot triangular area of the intersection right-of-way line (or intersecting tangent lines for radial dedications). At the intersection of Simpson and Carolina Streets the site plan shows the corner of the building within the required fifty (50)-foot triangle. The applicant is requesting a variance to allow for a twenty-eight (28)-foot triangle at the intersection of these two (2) streets.

Staff is supportive of the request. Staff feels the redevelopment of the site as proposed is appropriate.

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