

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 19, 2018 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled PB General Holdings, LR Colonel Glenn, Short-Form PCD, located at 9601 Colonel Glenn Road (Z-9319)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval</p>	<p><b>Approved By:</b></p> <p style="text-align: right;">Bruce T. Moore City Manager</p>
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<b>SYNOPSIS</b>	The request is proposing to rezone the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow this 2.74-acre parcel to be redeveloped with a 7,500 square-foot general merchandise retail store.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 8 ayes, 0 nays and 3 absent.
<b>BACKGROUND</b>	The property located at 9601 Colonel Glenn Road is currently zoned R-2, Single-Family District, and indicated on the City’s Future Land Use Plan as MX, Mixed Use. The applicant is requesting to rezone the site to PCD, Planned Commercial Development, to allow the development of the 2.74-acre parcel with a 7,500 square-foot general merchandise retail store. The proposed site plan indicates one (1) access to Colonel Glenn Road. The building is designed with HVAC units on top of the building. The dumpster area will be to the back of the development with a fence enclosure. The dumpster pick up hours will be limited to store hours.

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed the proposed PCD request at its May 17, 2018, meeting and there were no registered objectors present. The John Barrow Neighborhood Association and the Tall Timber Neighborhood Association and all property owners located within 200 feet of the site 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.