

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 7, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled PB General Holdings, Short-Form PD-C (Z-9039), located at 2504 Ferndale Cut-Off.</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 to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial District, to allow for the construction of a new retail building containing 9,939 square-feet.</p> <p>None.</p> <p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 8 ayes, 0 nays and 3 absent.</p> <p>The Planning Commission reviewed the proposed PD-C request at its June 4, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the Public Hearing. There is not an active neighborhood association located in this area.</p>	

BACKGROUND

Ordinance No. 18,779, adopted by the Little Rock Board of Directors on November 19, 2002, zoned the site to C-3, General Commercial District, as a part of the City expanding their zoning jurisdiction to this area through Extraterritorial Planning. The ownership of the property included tracts that were located outside the extraterritorial planning jurisdictional area, and only tracts that were within jurisdictional area were zoned. Uses listed by the applicant included grocery store, convenience store with gas pumps, video rental, deli sandwiches, tobacco sales, and a three (3) bay carwash. All the uses proposed were permitted uses in C-3 zoning but the carwash required a Conditional Use Permit in C-3 zoning District. A Conditional Use Permit was approved for the site as well.

The current application is a request to rezone the site to PCD, Planned Commercial Development, to allow for the redevelopment of the site with a retail use. The site currently consists of two (2) lots located at 2504 Ferndale Cut-Off Road. Lots 1 and 2 of the Ferndale Grocery Addition are currently zoned C-3 with a Conditional Use Permit for a carwash. The buildings have been removed. The applicant is requesting approval of the two (2) lots being combined into one (1) approximately 1.74-acre lot and rezoned to a PCD with a planned use of a single commercial/retail structure.

The proposed site plan has been designed with one (1) access drive from Kanis Road and one from Ferndale Cut-Off Road. The building is designed with the HVAC units on top of the building with screening. The dumpster area will be screened with wood fencing and is located near the rear of the property. The dumpster hours of pick-up will be limited to store hours. The site plan indicates landscape buffers around the south and southeast property lines.

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