

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 2, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled MnK Inc. Short-Form PCD, located at 7020 Colonel Glenn Road. (Z-8643-A)</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 applicant is proposing to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial Development, to add an events center as an allowable use for the property.
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 10 ayes, 0 nays and 1 absent.
BACKGROUND	<p>On April 7, 2011, the Little Rock Planning Commission approved a Conditional Use Permit request to allow an auto repair garage and an office warehouse (janitorial service) to locate in portions of the buildings on this C-3, General Commercial District, zoned property.</p> <p>The applicant is now proposing to rezone the site from C-3 to PCD, Planned Commercial Development, to add an events center as an allowable use for the property. The building contains 3,600 square-feet of occupiable space, 2,120 square-</p>

**BACKGROUND
CONTINUED**

feet for food prep and storage and 1,200 square-feet of storage and restroom space. The site plan indicates sixty-nine (69) parking spaces. The applicant has indicated the hours of operation are from 8:00 AM to 11:00 PM, Sunday through Thursday, and from 8:00 AM to 2:00 AM, Friday and Saturday.

The applicant is proposing to maintain the existing auto repair garage and an office warehouse, janitorial service uses to continue to operate from the site.

The Planning Commission reviewed the proposed PCD request at its August 31, 2017, 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 and the Westwood Neighborhood Association 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.