

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 20, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Woobank Hair Salon Revised PD-C, located at 14104 Taylor Loop Road. (Z-6237-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Emily Cox Acting City Manager</p>
SYNOPSIS	<p>The applicant is requesting that the 0.46-acre property, located at 14104 Taylor Loop Road, be rezoned from PD-O, Planned Development – Office, to PD-C, Planned Development – Commercial, to allow for the use of the property as a barber/beauty salon.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p>	
BACKGROUND	<p>On January 9, 1997, the Little Rock Planning Commission approved to rezone subject property from R-2, Single-Family District, to PD-O, Planned Development – Office (Z-6237), with conditions. Little Rock, Ark., Ordinance No. 17,404 (February 18, 1997) was passed by the Board of Directors which rezoned the property from R-2 to PD-O, to allow for a veterinary clinic use in the existing single-family residence and to allow the existing garage to be used as an indoor boarding facility.</p>	

**BACKGROUND
CONTINUED**

In Little Rock, Ark., Ordinance No. 19,025 (January 6, 2004), the Board of Directors, approved the revision of the previously-approved Planned Development to allow for a two (2)-story addition to the single-story building, to be utilized as additional storage space and to provide additional space for boarding felines. The future expansion allowed for the addition of twenty (20) animals on site, for a total of forty-two (42) animals. All remaining aspects of the previously-approved Planned Development remained unchanged.

The applicant is now proposing to rezone the property to PD-C, Planned Development – Commercial, to allow for a barber/beauty use (hair salon) within an existing two (2)-story building.

The property contains an existing two (2)-story, 1,232 square-foot principal structure and a one (1)-story, 402 square-foot utility building. A majority of the property contains paving to accommodate client parking, and the properties surrounding the site contain a mixture of zoning and uses.

The hair salon will employ four (3) – four (4) Cosmetologists. Operating hours will be from 8:00 AM – 5:00 PM, Tuesday - Saturday, with occasional operating hours on Mondays.

An existing driveway provides access from Taylor Loop Road. The site plan shows ample parking and space for maneuvering of vehicles.

The site plan shows thirteen (13) parking spaces for client-related parking in the front of the building, and additional parking in the rear. Staff feels the parking is sufficient for the proposed use.

A clerical error was made in the staff report that was reviewed by the Planning Commission. The previous staff report labeled the rezoning as a Revised PD-O and not a PD-C, as was requested by the applicant. Staff has changed the proposed rezoning designation to PD-C, and there are no other changes to the original staff report. All other aspects of the proposed rezoning remain the same, including the specific use, as was reviewed and approved by the Planning Commission.

The Planning Commission reviewed this request at their January 11, 2024, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.