

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 20, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Brown Short-Form PD-C, located at 9203 Hilario Springs Road. (Z-9285)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
---	---	---

SYNOPSIS	The applicant is requesting to rezone the site from R-2, Single-Family District, to PD-C, Planned Development – Commercial, to allow the use of the property with selected C-3, General Commercial District, uses.
FISCAL IMPACT	None.
RECOMMENDATION	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 10 ayes, 0 nays and 1 absent.
BACKGROUND	<p>The property was developed in the late 1960’s as commercial businesses, and the owner previously used the property as Brown’s Salvage. The site is developed with three (3) buildings including a one (1)-story frame building which was used as the office containing approximately 2,000 square-feet. There are two (2) metal buildings on the site, each containing 3,750 square-feet of floor area. The applicant is proposing the rezoning of the site to allow C-3, General Commercial District, uses as allowable uses for the site.</p> <p>The applicant has excluded a bar, lounge or tavern, beverage shop, hotel or motel and multi-family as allowable uses for the site.</p>

**BACKGROUND
CONTINUED**

With the current request, no auto-related activities are allowed on the site such as a tire shop, auto repair or auto paint and body. The site has not developed with a striped parking lot although there are large areas of paved surface located on the site. Staff recommends any future use of the property provide a properly striped parking lot and the proposed use of the property match the parking available on the site.

The Planning Commission reviewed the proposed PD-C request at its February 22, 2018, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Upper Baseline Neighborhood Association and Southwest Little Rock United for Progress 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.