

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 16, 2024 AGENDA**

Subject:	Action Required:	Approved By:
An ordinance approving a Planned Zoning Development titled Bennett Office/Retail Revised PD-O, located at 2201 North Rodney Parham Road (Z-5282-C).	√ Ordinance Resolution	
Submitted By: Planning & Development Department		Emily Cox Acting City Manager

SYNOPSIS	The applicant is requesting that the 0.82-acre property, located at 2201 North Rodney Parham Road, be rezoned from PD-O, Planned Development – Office, to Revised PD-O, to utilize the existing business as a Communication Design Company, with C-3, General Commercial District, permitted uses as alternate uses.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-O rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.
BACKGROUND	The applicant proposes to revise the previously-approved PD-O, Planned Development – Office, located at 2201 North Rodney Parham Road, by occupying the former bank facility (Bancorp South) for use as a communication design company that provides digital print production and various other specialties to assist their clients in the marketing industry. The applicant is requesting C-3, General Commercial District, permitted uses as alternate uses for the site. The site contains an existing two (2)-story, 3,990 square-foot commercial building formerly utilized as a bank (Bancorp South).

**BACKGROUND
CONTINUED**

Grassy Flat Creek runs along the entire east property line, and there is a mixture of zoning and uses in all directions.

The site plan shows forty-one (41) existing parking spaces to be utilized for customer and employee parking. Staff feels the existing parking spaces are sufficient to serve the proposed use.

The retail component of the business will include digital print production and various other specialties that will assist clientele in getting their marketing messages before their respective clients. The applicant will utilize high-end digital printers that look and operate as very precise copiers to provide in-house print production for items such as business cards, brochures, magazines and stationery.

The hours of operation will be from 8:00 AM - to 5:00 PM, Monday through Friday. The applicant notes that one (1) to two (2) employees will work later into the evening; however, that will typically be a rare occurrence.

The Planning Commission reviewed this request at their March 14, 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.