

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 6, 2017 AGENDA**

Subject	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Davis Storage Development Long-Form PD-C, located at 8222 Stagecoach Road. (Z-8737-C)</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	<p>The applicant is proposing a rezoning of the site from R-2, Single-Family District, and C-3, General Commercial District, to PD-C, Planned Development - Commercial, to allow for the development of the site with mini-warehouse and a strip center utilizing C-3, General Commercial District, uses.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<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 11 ayes, 0 nays and 0 absent.</p>	
BACKGROUND	<p>The plan indicates the placement of twelve (12) buildings of climate and non-climate controlled storage buildings. The plan indicates the placement of a retail building along Stagecoach Road. A separate structure is proposed as the leasing office containing an on-site manager residence. The applicant has indicated C-3, General Commercial District, uses as the allowable uses within the retail building. The development is proposed in multiple phase.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PD-C request at its April 27, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Crystal Valley 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.