

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 9, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Industrial District titled 7900 Doyle Springs Road Short-Form PID; located at 7900 Doyle Springs Road. (Z-9401)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The applicants are requesting approval of PID, Planned Industrial Development, zoning to recognize the existing development and to allow I-2, Light Industrial District, uses (enclosed) and to allow a small dwelling unit/apartment within the existing building.</p> <p>None.</p> <p>Staff recommends approval. The Planning Commission voted 8 ayes, 0 nays and 3 absent to recommend approval.</p> <p>The property contains a 7,620 square-foot, one (1)-story warehouse/light manufacturing building and an area of asphalt paved parking. The building was constructed in 1965, and the property was annexed into the City with the 1982 general election annexation. At the time of annexation, the property was zoned R-2, Single-Family District, and the use occupying the building was rendered non-conforming.</p>	

**BACKGROUND
CONTINUED**

Subsequent to the 1982 annexation, there have been no efforts to rezone the property to an appropriate non-residential zoning category. Recent amendments to the zoning code related to non-conforming sites have made it more difficult to change uses.

The current owners of the property are seeking approval of PID, Planned Industrial Development, zoning for the site to recognize the existing development and to allow I-2. The Zoning Code requires the planned development process when a property occupied by a non-conforming development is proposed for rezoning. The applicants are proposing no change to the site development. The request is to allow for use of the existing building for uses allowed in the I-2 zoning district. No outdoor uses are proposed. The applicants are also proposing to have a small dwelling unit/apartment within the existing building, not to exceed 10% of the building area.

The Planning Commission reviewed this issue at their June 6, 2019, meeting and there were no objectors present. The Commission voted, as part of the consent agenda, to recommend approval. Please see the attached Commission minutes for the full analysis and commission actions.