

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 4, 2018 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Houff Plumbing Short-Form PCD, located at 11800 – 11804 Kanis Road. (Z-9342)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p align="center">√ <b>Ordinance Resolution</b></p>	<p><b>Approved By:</b></p> <p align="center">Bruce T. Moore City Manager</p>
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<p align="center"><b>SYNOPSIS</b></p> <p align="center"><b>FISCAL IMPACT</b></p> <p align="center"><b>RECOMMENDATION</b></p> <p align="center"><b>BACKGROUND</b></p>	<p>The request is a rezoning of the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to recognize three (3) existing non-residential uses and allow for the creation of a four (4) lot plat. Lot 4 is proposed for future development with a C-3, General Commercial District, use.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The property contains 5.6-acres and is currently zoned R-2, Single-Family District. This has been the location of Houff Plumbing for thirty-five (35) years and is a “grandfathered” use. There are currently two (2) other structures on the property which have been used as office space and residential purposes. The applicant is requesting approval of a four (4) lot plat with each of the three (3) existing structures located on separate lots. Lot 4 is currently vacant. Along with the plat, the developer is requesting a rezoning of the site from R-2, to PCD, Planned Commercial Development District, to allow C-3, General Commercial District, uses as allowable uses for the site.</p>
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**BACKGROUND  
CONTINUED**

The surrounding area is currently a mix of commercial and office developments. The property to the north is zoned POD, Planned Office Development, and operates as a mini-storage. The property to the west are commercial uses.

Kanis Road is currently a two (2)-lane road; however, the City has acquired the right-of-way to widen the road to an arterial street standard. This work should be completed in the next few years prior to the developer requesting a building permit for any future redevelopment of the site. The developer is requesting a variance to advance grade Lot 4. According to the applicant this will eliminate future site work and grading to access across the newly constructed Kanis Road.

The Planning Commission reviewed the proposed PCD request at its August 9, 2018, meeting and there were no registered objectors present. The John Barrow Neighborhood Association and all property owners located within 200 feet of the site 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.