

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 5, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Butler Short-Form PD-C, located at 2718 South Arch Street. (Z-5234-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 request is a rezoning of the property from C-1, Neighborhood Commercial, to PD-C, Planned Development – Commercial, to add a pawn shop as an allowable use for this property.</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 8 ayes, 3 nays and 0 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-C request at its August 27, 2015, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with Meadowbrook Neighborhood Association were notified of the Public Hearing.</p>	
BACKGROUND	<p>The request is to rezone the property located at 2718 South Arch Street from C-1, Neighborhood Commercial, to PD-C, Planned Development – Commercial, to add a pawn shop as an allowable use for the site. The applicant has removed from the request a proposal to also rezone the property located at 2708 South Arch Street to allow for the storage of boats, cars etc.</p>	

**BACKGROUND
CONTINUED**

Staff is supportive of the request. The initial objection to the request was based on the applicant's proposal to rezone the residential lot to the north. The building was constructed as a commercial building, and the site has historically been used as a commercial use. This area was established as a commercial node with the original zoning of the City. The applicant has indicated the hours of operation will be consistent with other commercial uses in the area. All uses will take place within the building with no outside display or sales.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.