

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 7, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance repealing Ordinance No. 20,012, revoking a Planned Commercial District titled John Barrow Neighborhood Association Open Air Market – Short-Form PCD and reclassifying the property, located west of South University Avenue and south of West 32nd Street. (Z-8349-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The property owner is requesting that the PCD, Planned Commercial District, zoning for the property located west of South University Avenue and south of West 32nd Street, be revoked and the previous C-3, General Commercial District, zoning be restored.</p> <p>None.</p> <p>Staff recommends approval of the PCD zoning. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The Board of Directors approved Ordinance No. 20,012 on August 4, 2008, approving the John Barrow Neighborhood Association Open Air Market Short-Form PCD. The market has ceased operation and the property owner seeks to revoke the PCD, Planned Commercial District, and re-establish C-3, General Commercial District, uses on the site.</p>
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**BACKGROUND
CONTINUED**

The property is developed as a parking lot to serve adjacent commercial developments. This property is situated within an area of commercial zoning and restoration of the C-3 zoning is appropriate.

The Planning Commission reviewed this request at their May 14, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the John Barrow, University West, and Oak Forest Neighborhood Association, were notified. There is no provision for notice to be given to surrounding property owners for this procedural request. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.