

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 2, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Rock Structure Repair Short-Form PID (Z-8958), located at 8024 Stanton Road.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The request is a rezoning from R-2, Single-Family, to PID, Planned Industrial District, to allow for the use of an existing non-residential structure with selected uses as identified in the I-2, Light Industrial Zoning District.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the requested PID zoning. The Planning Commission voted to recommend approval of the PID zoning by a vote of 9 ayes, 0 nays and 2 absent.</p>	
<p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The Planning Commission reviewed the proposed PID request at its August 7, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Upper Baseline Neighborhood Association, the Wakefield Neighborhood Association, the Windamere Neighborhood Association and Southwest Little Rock United for Progress were notified of the Public Hearing.</p>	

BACKGROUND

The request is a rezoning of the site from R-2, Single-Family, to PID, Planned Industrial District, to allow for the reuse of an existing metal building on the site. The property contains a 7,400 square-foot steel warehouse building which has been used as a machine shop business for the past thirty (30) years. Rock Structure Repair is under contract to purchase the property to allow their company to locate on the site. The company provides foundation repair, drainage and retaining wall construction. The company plans to use the site for storage of concrete cylinders and drain pipes outside the building. The company vehicles will be parked inside the building. The business hours are from 7:00 AM to 5:00 PM, Monday through Friday.

In keeping with the previous use of the property the applicant is requesting the use of the property for his business but is also requesting the following list of I-2 uses as allowable alternative uses for the site: Cabinet or woodworking shop, Contractor or maintenance yard, Machine or welding shop, Office warehouse and Plumbing, electrical, heating or air conditioning shop.

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