

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 16, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 10 Candlewood Drive Long-Form PCD, located at 10 Candlewood Drive. (Z-1791-F)</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	The applicant is requesting a rezoning of the site from MF-12, Multifamily District, and R-5, Urban Residence District, to PCD, Planned Commercial Development, to allow for the development of a retail center.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 8 ayes, 0 nays and 3 absent.
BACKGROUND	<p>The applicant is requesting a rezoning of the site from MF-12, Multifamily District, and R-5, Urban Residence District to PCD, Planned Commercial Development District, to allow the development of a retail center containing 12,000 square-feet of floor area. The building is proposed as a single-story building. The plan indicates the proposed uses for the building are uses as allowed by-right in the C-1, Neighborhood Commercial District. The plan indicates the placement of twenty-one (21) parking spaces.</p> <p>The Planning Commission reviewed the proposed PCD request at its November 30, 2017, meeting and there were no registered objectors present.</p>

**BACKGROUND
CONTINUED**

All property owners located within 200 feet of the site along with the Pinnacle Valley Neighborhood Association 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.