

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 18, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Hall Revised Short-Form PCD, located at 13311 Lawson Road. (Z-5801-A)</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 to amend the previously-approved PCD, Planned Commercial Development, to allow the use of this site for a lawn care business and general and professional office uses.
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 10 ayes, 0 nays, 0 absent and 1 open position.
BACKGROUND	Ordinance No. 16,640, adopted by the Little Rock Board of Directors on April 19, 1994, rezoned the site from R-2, Single-Family District, to PCD, Planned Commercial Development, for Medical Electronics, Inc. The approval allowed the use of the site by Medical Electronics, Inc., and Champion Builders. The approval allowed the expansion of an existing non-conforming use. Medical Electronics, Inc., leased space to Hospital Equipment Engineering Services and to Champion Builders, Inc. The approval allowed each to continue to occupy the site and allow the construction of a second building on the site.

**BACKGROUND
CONTINUED**

According to the approval, Champion Builders did not maintain a material yard on the site. It was also noted only on occasion was a construction trailer parked on the site pending relocation to a construction site.

The applicant is now requesting a revision to the previously-approved PCD to allow the use of the site as is with general and professional office uses and the allowance of a landscape/lawn care business. The applicant purchased the property three (3) years ago with a tenant in place that had operated from this site for 20+ years. Upon the tenant leaving the office space the applicant recently leased the property to a different tenant and was told by City Staff the property was zoned for office use only. The use of the site for office uses only did not allow for the landscape/lawn care business.

The landscape/lawn care company has been operating from this site for a number of years. The landscape/lawn care company is using a portion of the site for storage of lawn mowers, trucks and trailers within a large graveled lot on the rear portion of the site. Currently there are six (6) trucks and four (4) trailers associated with the landscape/lawn care business. The owner states the buildings are situated in a manner that allows the trucks to park next to the building which allows little visibility from Lawson Road.

In addition there are currently two (2) other office users located at the site. These office users do not have any trucks or equipment and use the space for administrative activities only.

The Planning Commission reviewed the proposed PCD request at its September 22, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing. There is not an active City of Little Rock neighborhood association located in this area. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.