

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 18, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 7821 Doyle Springs Road Short-Form PID, located at 7821 Doyle Springs Road. (Z-9483)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">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 applicant is requesting approval of a PID, Planned Industrial District, to bring the property into zoning conformance and continued commercial /light industrial uses.</p> <p>None.</p> <p>Staff recommends approval of the PID zoning. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval.</p> <p>The subject property contains 4.58 acres and is located south of Interstate 30, immediately east of Doyle Springs Road. The property is currently zoned R-2, Single-Family District, and was annexed into the City of Little Rock as a nonconforming use. The developer would like to rezone the property to a PID, Planned Industrial Development. The properties to the west, south, and east are all industrial uses and this request would match the zoning of surrounding properties.</p>	

**BACKGROUND
CONTINUED**

The property is developed with a single-story industrial/office/warehouse building of 108,876 square-feet.

The Planning Commission reviewed this request at their January 9, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Upper Baseline Neighborhood Association, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.