

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 5, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled 1901 Kellett Road Long-Form PID, located at 1901 Kellett Road. (Z-5157-G)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The request is a rezoning from O-3, General Office District, to PID, Planned Industrial District, to allow for the use of this existing building as a pharmaceutical manufacturing facility.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PID zoning. The Planning Commission voted to recommend approval of the PID zoning by a vote of 10 ayes, 0 nays and 1 absent.
<b>BACKGROUND</b>	<p>The applicant is requesting a rezoning of the site from O-3, General Office District, to PID, Planned Industrial Development, to allow for the conversion of the former call center to a pharmaceutical manufacturing facility. The applicant is requesting the allowance of I-2, Light Industrial District, uses as allowable alternative uses for the site.</p> <p>The existing facility is approximately 54,900 square-feet and there are two (2) additions totaling 11,000 square-feet proposed to the building. There are future additions proposed on the north and south sides of the building totaling 25,000 square-feet. Loading docks will be added for semi-truck shipping and delivery.</p>

**BACKGROUND  
CONTINUED**

The site has been redesigned to accommodate the truck traffic. All materials on the exterior of the building will be similar to the existing materials. The building is owned by the Little Rock Municipal Airport Commission.

The Planning Commission reviewed the proposed PID request at its February 25, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the East Roosevelt 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.