

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

**BOARD OF DIRECTORS COMMUNICATION  
MAY 6, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Confetti’s Party Rental Revised PD-C (Z-6998-A), located at 6000 South Shackleford Road.</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>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p>	<p>The request is to modify an existing PD-C, Planned Development – Commercial, to allow warehouse additions to the existing facility.</p> <p>None.</p> <p>Staff recommends approval of the requested revision to the existing PD-C zoning. The Planning Commission voted to recommend approval of the requested revision to the existing PD-C zoning by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The Planning Commission reviewed the proposed PD-C request at its April 3, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Stagecoach Dodd Neighborhood Association and Southwest Little Rock United for Progress Neighborhood Association were notified of the Public Hearing.</p>	

**BACKGROUND**

Ordinance No. 18,493, adopted by the Little Rock Board of Directors on June 5, 2001, rezoned the property from R-2, Single-Family, to PD-C, Planned Development - Commercial. The rezoning allowed for the construction of a 13,750 square-foot building to be used as an office with showroom and warehouse space. The approval allowed the use of 900 square-feet as office space, 480 square-feet as showroom area and 12,370 square-feet as warehouse space. The business was proposed as rental of party and convention equipment (tables, chairs, table linens, tents, etc.). A portion of the warehouse was to be used for the storage, cleaning and repair of the equipment and laundering of the table linens. The hours of operation were from 7:30 AM to 6:00 PM; Monday through Saturday.

The request is to modify an existing PD-C to allow warehouse additions to the existing facility. The existing building contains 13,750 square-feet. The applicant is proposing two (2) additions, in three (3) phases. The site plan includes a 5,000 square-foot addition along the rear of the building and a 10,000 square-foot addition in two (2) phases along the north side of the building. Three (3) new parking spaces will be added with the proposed western addition.

There are twenty-one (21)-parking spaces currently located on the site. The parking required to meet the typical ordinance requirements for a warehouse building would be twenty-three (23)-parking spaces. With the final construction a total of twenty-four (24)-parking spaces will be located on the site.

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