

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 17, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled GKS Development Short-Form PID (Z-5016-B), located at 5510 West 65th Street.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>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;">CITIZEN PARTICIPATION</p>	<p>The request is a rezoning from C-4, Open Display District, to PID, Planned Industrial District, to add a commercial laundry as an allowable use to the existing building. C-4 uses will be maintained as alternate uses for the site.</p> <p>None.</p> <p>Staff recommends approval of the requested PID zoning. The Planning Commission voted to recommend approval of the PID zoning by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>The Planning Commission reviewed the proposed PID request at its May 15, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Wakefield Neighborhood Association and Southwest Little Rock United for Progress were notified of the Public Hearing.</p>	

BACKGROUND

Ordinance No. 15,492, adopted by the Little Rock Board of Directors on June 21, 1988, rezoned this property from R-2, Single-Family, to C-4, Open Display District, and OS, Open Space District. The bulk of the property was zoned C-4 with a fifty (50)-foot strip zoned OS along the northern perimeter. The OS portion was to provide a buffer between the C-4 Zoning and the residential zonings (R-2, R-4 and MF-6) located to the north, northeast and northwest which existed at the time.

Ordinance No. 18,792, adopted by the Little Rock Board of Directors on December 17, 2002, allowed a portion of the OS Zoning to be removed along the northern perimeter. The property to the north was purchased by Sysco Foods and zoned PID as part of their industrial development. A single-family home remained to the west but was shown on the City's Future Land Use Plan as Mixed Commercial Industrial. (This property has since been purchased by Sysco Foods. The house has been removed.) There were homes remaining along the northeastern portion of the site and the buffer was maintained in this area. The buffer maintained; 100 feet running north and south and fifty (50) feet running east and west.

The request is a rezoning from C-4, Open Display District, to PID, Planned Industrial District, to add a commercial laundry as an allowable use to the existing building located at 5510 65th Street. The applicant proposes to make interior modifications to the building to allow the establishment of the commercial laundry. The hours of operation are typically five (5)-day work weeks with intermittent Saturday and Sunday hours. The hours of operation are from 4 AM to 12 AM daily. There are approximately eighty (80) employees working over the course of two (2) shifts. The minor modifications to the exterior of the building and site include a water storage facility, two (2) additional loading dock areas and an increased paved area for access to the loading dock.

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