

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 3, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Gillham Short-Form PID (Z-8925), located at 5016 Asher Avenue.</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>The applicant is requesting a rezoning of the site from I-2, Light Industrial, to PID, Planned Industrial District, to allow shipping containers to be used for mini-warehouse units.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the requested PID zoning. The Planning Commission voted to recommend approval of the requested PID zoning by a vote of 11 ayes, 0 nays and 0 absent.</p>	
<p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The Planning Commission reviewed the proposed PID 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 University District, the Curran Conway Neighborhood Association, the South of Asher Neighborhood Association and the Midway Neighborhood Association were notified of the Public Hearing.</p>	

BACKGROUND

The applicant is requesting a rezoning of the site from I-2, Light Industrial, to PID, Planned Industrial District, to allow shipping containers to be used for mini-warehouse units. The applicant is requesting the containers be considered as temporary buildings. The applicant has stated the units will be secured in accordance with State and Federal requirements. The applicant has provided from a Structural Engineer the required layout and the required anchoring for the units. The applicant has indicated the containers will be painted a uniform color.

The site plan indicates the placement of landscaping along the eastern and western perimeters of the site. The landscape strip is indicated at six (6) feet, nine (9) inches. The applicant has indicated trees and shrubs will be installed within the landscape strip as required by City ordinance. Staff recommends the applicant install the required landscaping in October 2014 and not at the time of approval of the PID zoning.

The request includes the abandonment of an alley located along the northern property line as a separate item on this agenda. The alley is twenty (20) feet wide and runs east 115 feet from Monroe Street connecting to a north/south alley which extends from Brack Street. The eastern portion of this alley was previously closed.

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