

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 6, 2017 AGENDA**

Subject:	Action Required:	Approved By :
<p>An ordinance establishing a Planned Zoning District titled B & G Properties Short-Form PID, located at 3401 – 3423 Mabelvale Pike. (Z-1620-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The request is a rezoning from I-2, Light Industrial District, to PID, Planned Industrial Development, to recognize an existing multi-family development and to allow the creation of a two (2) lot plat and to recognize an existing multi-family development located on the property.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PID zoning. The Planning Commission voted to recommend approval of the PID zoning by a vote of 11 ayes, 0 nays and 0 absent.</p>	
BACKGROUND	<p>The request is a rezoning from I-2, Light Industrial District, to PID, Planned Industrial Development, to recognize an existing multi-family development and to allow the creation of a two (2)-lot plat. The northern lot contains an auto repair and mechanic shop, and the southern lot contains two (2) apartment buildings. It appears all the buildings were constructed in the early 1970's. Each of the apartment buildings contains 2,620 square-feet and four (4), one (1)-bedroom units. The auto repair buildings each contain 2,650 square-feet of floor area.</p>	

**BACKGROUND
CONTINUED**

The area is currently platted as Lots 1 – 12; Block 9 Intercity Addition. The applicant is requesting to replat the lots into 2 lots: Lot 1 containing 0.427 acres; and Lot 2 containing 1.770 acres. The applicant is requesting a 9.28-foot setback along the northern perimeter of Lot 1. The setback on the southern perimeter of the auto repair garage is a similar setback (nine (9) feet). The requested setback is to correspond with an existing fence located between the apartments and the auto repair garage buildings.

The Planning Commission reviewed the proposed PID request at its April 27, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the South of Asher Neighborhood Association, the Curran Conway Neighborhood Association and the University District 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.