

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 6, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled East Village Short-Form PCD, located in the 1200 through 1400 Blocks of East 6<sup>th</sup> Street. (Z-9150)</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>	<p>The applicant is requesting a rezoning of the site from UU, Urban Use District, to PCD, Planned Commercial Development, to allow for the placement of a surface parking lot along East 6<sup>th</sup> Street.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 8 ayes, 1 nay and 2 absent.</p>	
<b>BACKGROUND</b>	<p>Cromwell Architects Engineers have purchased five (5) parcels of land in what they are now calling the East Village, an area east of Interstate 30 around the intersection of East 6<sup>th</sup> Street and Shall Avenue. Four (4) of the five (5) parcels are zoned UU, Urban Use District, and one (1) of the parcels is zoned I-3, Industrial District. Three (3) of the parcels zoned UU have existing masonry manufacturing warehouse type buildings and one (1) has an old building slab/foundation. The parcel zoned I-3 has a small parking lot.</p>	

**BACKGROUND  
CONTINUED**

The property is located within the Presidential Park Design Overlay District. The applicant is requesting to rezone the site from the UU and I-3 District to PCD, Planned Commercial Development, to allow for the development of the site. The request for the PZD, Planned Zoning Development, application is to allow for the placement of a surface parking lot along East 6<sup>th</sup> Street. Section 36-419 states no surface parking is allowed along 3rd Street from Interstate 30, east 1,150 feet, 6th Street, Bond Street and College/College Street Extension. Parking structures along these streets must either have non-vehicular uses on the first (ground) level or a false facade along the street so as to appear to be a non-vehicular use area.

The Planning Commission reviewed the proposed PCD request at its August 11, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Hanger Hill 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.