

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Porter Short-Form PCD, located on the southeast corner of Highway 10 and Ferndale Cutoff Road. (Z-9151)</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;">BACKGROUND</p>	<p>The request is to rezone the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to recognize the existing commercial uses located on the site and allow C-3, General Commercial District, uses as allowable future uses of the site.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>The property is located outside the City limits of Little Rock but within the City’s Extraterritorial Planning Jurisdiction. The property has historically been used as a commercial use. The property was developed as a landscape nursery and is currently being used for outdoor display of playground equipment. The request is to rezone the property to PCD, Planned Commercial Development, to allow the use of the site for future users as a use within the C-3, General Commercial District zoning classification and also to allow the placement of outdoor display of merchandise as has been used in the past such as landscaping plants and/or outdoor playground equipment.</p>	

**BACKGROUND
CONTINUED**

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 Nowlin Creek 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.