

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 17, 2017 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Genesis Datacom Short-Form PD-C, located at 13008 Lawson Road. (Z-9185)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant is requesting to rezone the site from R-2, Single-Family District, which has been operating as a non-conforming use to PD-C, Planned Development - Commercial, to allow the current user to continue to occupy the site.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning at their December 15, 2016, meeting by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.
BACKGROUND	<p>The applicant is requesting to rezone the site from R-2, Single-Family District, which has been operating as a non-conforming use to PD-C, Planned Development - Commercial, to allow the current user to continue to occupy the site.</p> <p>The site was developed in the early 1980's and was occupied by an electrical contractor. The site contains two (2) buildings. One (1) building contains 8,350 gross square-foot of floor area and is used as office space.</p>

**BACKGROUND
CONTINUED**

The second building contains 5,700 gross square-feet of floor area and is used as warehouse space. The current user, Genesis Datacom, has been in this location for six (6) to seven (7) years and only occupies a small portion of the office space area.

Genesis Datacom is a company offering security, network cabling, wireless and LED/Low voltage lighting. The company has been at this location since 2011. The rezoning request is limited to Genesis Datacom.

The Planning Commission reviewed the proposed PD-C request at its December 15, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Crystal Valley 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, the staff analysis and recommendation.