

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 19, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Bassett Short-Form PCD, located at 3211 – 3215 South Arch Street. (Z-9092)</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 applicant is requesting a rezoning of the site from R-2, Single-Family, to PCD, Planned Commercial Development, to allow the reuse of this commercial building as a multi-tenant building utilizing C-1, Neighborhood Commercial District uses.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 11 ayes, 0 nays and 0 absent.</p>
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PCD request at its November 19, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the South End Neighborhood Developers Association and the South End Coalition were notified of the Public Hearing.</p>
BACKGROUND	<p>The applicant is requesting a rezoning of the site from R-2, Single-Family, to PCD, Planned Commercial Development, to allow the reuse of this commercial building as a multi-tenant building.</p>

**BACKGROUND
CONTINUED**

Currently River City Doors is operating from the rear of the building. The applicant is requesting to use the front portion of the building, an area containing 850 square-feet of floor area (twenty-eight (28) feet by 30.42 feet) as lease space for a commercial user. The owner also restores antique autos within the building. The request includes the allowance of C-1, Neighborhood Commercial District, uses, automobile restoration and a door and window shop as allowable uses.

The parking for this building has been lost due to a project funded by the Arkansas State Highway Department. The applicant will develop a lot to the south of the existing business for parking. The site plan indicates eight (8) spaces can be added in this area.

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