

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 16, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled A Top of the Ladder – 2 Short-Form PCD, located at 8405 Stanton Road. (Z-6034-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The request is a PCD, Planned Commercial Development, zoning for the property located at 8405 Stanton Road. This R-2, Single-Family District, zoned property is occupied by a 4,750 square-foot commercial style building that was constructed prior to this area’s annexation into the City. A nine (9)-space asphalt paved parking lot is located at the front of the property. The building lost its non-conforming status due to inactivity and the PUD, Planned Urban Development, process is required.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PCD. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval of the request.</p>	
BACKGROUND	<p>This four (4)-suite commercial building was constructed prior to this area being annexed into the City in 1982. At its annexation, the property was zoned R-2, Single-Family District, rendering the property non-conforming. In 1995, the commission approved a Conditional Use Permit, to allow use of the building and property for a small private school. That use has vacated the building.</p>	

**BACKGROUND
CONTINUED**

Subsequent to a December 13, 2018, Planning Commission denial, the applicant revised and resubmitted her application. The principal changes are a reduction in hours of operation to 8:00 AM - 8:00 PM, seven (7) days a week and the elimination of a proposed restaurant. The uses now include general and professional office, a beauty products supply store and barber/beauty shop. The new ten (10)-space parking lot is still proposed to be constructed behind the building. Access to that new parking lot will be via a new driveway on the north side of the building. A variance is requested to allow for a reduced land use buffer and landscape strip on that north side. A six (6)-foot tall wood privacy fence, finished side facing outward, is to be constructed along that north perimeter as well as on all perimeters of the new parking lot.

Staff is now supportive of the requested PCD rezoning. The proposed uses appear to staff to be reasonable for reuse of this commercial style building and should better fit in with the neighborhood. Staff believes the dumpster should be screened as per City Code and dumpster service hours should be limited to 7:00 AM – 6:00 PM, Monday – Friday.

The Planning Commission reviewed this item at its March 14, 2019, meeting, and there were no objectors present. Notice had been sent to all owners of properties located within 200 feet of the site and the Upper Baseline and SWLR United for Progress Neighborhood Associations. Please see the Planning Commission agenda write-up and minutes for the full Staff Analysis.