

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 5, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 9021 Geyer Springs Road Short-Form PCD, located at 9021 Geyer Springs Road. (Z-9106)</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	The request is to rezone the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the use of the existing commercial buildings with uses as allowed within the C-3, General Commercial Zoning District.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.
BACKGROUND	The applicant is requesting to rezone this site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the use of this existing commercial building with C-3, General Commercial District, uses and a food store under 5,000 gross square-feet with the sales of beer and wine. There are no exterior modifications proposed for the site. All existing paved areas will remain. Only cosmetic repairs will be completed to the interior of the building.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PCD request at its February 25, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Cloverdale Neighborhood Association, the Windamere Neighborhood Association and Southwest Little Rock United for Progress 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.