

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 2, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Clemons Short-Form PCD (Z-9019), located at 1403 West Roosevelt Road.</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;">CITIZEN PARTICIPATION</p>	<p>The applicant is requesting a rezoning of this site from R-3, Single-Family, to PCD, Planned Commercial District, to allow for the reuse of a non-residential building as a barber beauty shop. The applicant is also requesting a health studio or spa, a restaurant with take-out service only and general and professional office as alternate allowable uses.</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 11 ayes, 0 nays and 0 absent.</p> <p>The Planning Commission reviewed the proposed PCD request at its April 23, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Downtown Neighborhood Association and the Wright Avenue Neighborhood Association were notified of the Public Hearing.</p>	

BACKGROUND

The applicant is requesting a rezoning of this site from R-3, Single-Family, to PCD, Planned Commercial District, to allow for the reuse of a non-residential building as a barber beauty shop. The applicant is proposing the reuse of a former coin laundry as a six (6)-chair barber beauty shop. The building contains 2,400 square-foot building. A large portion of the site is currently asphalt. The site plan indicates the placement of twelve (12) parking spaces on the site.

In addition to the barber beauty shop the applicant is requesting the allowance of a health studio and spa and a restaurant with take-out service only as allowable alternative uses for the site. The request also includes the allowance of general and professional office uses to allow flexibility for future uses of the site.

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