

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 15, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled J &amp; R Properties Revised Short-Form PCD, located at 714 Appianway Street. (Z-7895-E)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The applicant is proposing to revise the previously-approved PCD, Planned Commercial Development, to allow for an addition to the existing warehouse building and to allow additional parking on the south end of the building.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 9 ayes, 0 nays and 2 absent.
<b>BACKGROUND</b>	The applicant is requesting to revise the previously-approved PCD, Planned Commercial Development, to allow the existing warehouse to be extended by thirty (30) feet to the south. The original approval allowed the construction of a sixty (60)-foot by ninety-eight (98)-foot warehouse building. During construction, the building was reduced to sixty (60) feet by eighty-four (84) feet. Upon completion of the addition the warehouse building will be 114 feet in length. The sixty (60)-foot width will not change resulting in a building containing 7,680 square-feet. The additional square-footage will allow the storage of equipment and building materials inside the building. The applicant is proposing to add a six (6)-foot wood fence to screen firewood placed on the site.

**BACKGROUND  
CONTINUED**

According to the applicant, the firewood is solely for heating the building and is not offered for sale. The applicant has removed from the request the allowance of two (2) movable carport type structures previously proposed to cover the firewood, which staff did not support.

The Planning Commission reviewed the proposed PCD request at its July 20, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Capitol View Stiff Station 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 and the staff analysis and recommendation.