

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 7, 2018 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Britt Short-Form PD-C, located at 10111 Chicot Road. (Z-7899-A)</p> <p><b>Submitted by:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is proposing the rezoning of the site from PD-O, Planned Development – Office, to PD-C, Planned Development - Commercial, to allow the applicant to park his commercial vehicle for his plumbing business at this site.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 9 ayes, 0 nays, 1 absent and 1 recusal (Commissioner Laha).</p>	
<b>BACKGROUND</b>	<p>Ordinance No. 19,407, adopted by the Little Rock Board of Directors on September 20, 2005, rezoned the site from R-2, Single-Family District, to PD-O, Planned Development - Office, to allow for the conversion of the existing single-family structure into an office use to be utilized as a financial services office including cash advance, credit repair, home warranties, mortgage company and loan pre-approvals. The approval allowed the days and hours of operation to be from 8:00 AM to 8:00 PM, Monday - Friday and from 9:00 AM to 1:00 PM on Saturday. A maximum of six (6) employees were approved to report to the site.</p>	

**BACKGROUND  
CONTINUED**

The approval allowed parking to be added to the rear of the structure consisting of seven (7) parking spaces. A new drive was to be extended from Caylor Lane and landscaping was to be added adjacent to the new parking area. The driveway location was added to the site; however, no new paved areas were added to the site.

The applicant is now proposing to allow the rezoning of the site to PD-C, Planned Development - Commercial, to allow the applicant to park his commercial vehicle for his plumbing business at this site. There are no employees of the business. The applicant will utilize an area within his existing home as his office space for the business.

The Planning Commission reviewed the proposed PD-C request at its June 28, 2018, meeting and there were no registered objectors present. The Chicot Neighborhood Association, the West Baseline Neighborhood Association and Southwest Little Rock United for Progress and all property owners located within 200 feet of the site 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.