

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 2, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Garden Home Addition Revised PD-I, located at 1800 East 17<sup>th</sup> Street. (Z-8095-A)</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 amend the previously-approved PD-I, Planned Development - Industrial, to allow for the expansion of the previously approved paved areas for the site.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PD-I zoning. The Planning Commission voted to recommend approval of the PD-I zoning by a vote of 9 ayes, 1 nays and 1 absent.
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed the proposed PD-I request at its January 7, 2016, meeting and there was one registered objectors present. All property owners located within 200 feet of the site along with the East Little Rock Neighborhood Association and the Hanger Hill Neighborhood Association were notified of the Public Hearing.
<b>BACKGROUND</b>	Ordinance No. 17,969, adopted by the Little Rock Board of Directors on April 6, 1999, established Osborne Short-Form PD-I rezoning the property from R-3, Single-Family District, R-5, Low Density Residential District, and I-2, Light Industrial District, to allow for the construction of an office/warehouse facility.

**BACKGROUND  
CONTINUED**

The building was proposed as a 24,000 square-foot building with a maximum building height of twenty-four (24) feet. A total of 19,000 square-feet of warehouse space was proposed, 2,000 square-feet of office space and a 3,000 square-foot shop area. The site plan indicated nineteen (19) parking spaces along the south side of the building with a paved area along the east side of the building for truck access. A final development plan was not submitted as required by the PUD zoning ordinance and the approval expired.

Ordinance No. 19,636 rezoned the property from PD-I, Planned Development – Industrial, R-3 and R-5 to PD-I to allow for the construction of a 19,200 square-foot office warehouse building on this 1.45-acre site. The building was proposed with a maximum height of forty-five (45) feet and constructed with metal siding. The site plan indicated the placement of fourteen (14) parking spaces. The site was proposed with a 30% building coverage, 36% landscaped area and 34% paved area. The hours of operation were proposed from 7:00 AM to 6:00 PM, Monday through Saturday. There were a maximum of ten (10) employees. That project has been constructed.

The applicant is now proposing to amend the previously-approved PD-I to allow for the expansion of the previously-approved paved areas for the site. The applicant has graveled an additional area along the northern portion of the site which will be paved upon approval of the revision to the PD-I. The site plan also includes the placement of additional parking along the Boyce Street side of the building. The site plan indicates the placement of seven (7) parallel parking spaces with a one-way drive from the existing parking lot onto Boyce Street.

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