

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

**BOARD OF DIRECTORS COMMUNICATION  
MAY 1, 2018 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Central Acquisitions LLC Short-Form PD-C, located at 12620 Lawson Road. (Z-9304)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The applicant is proposing a rezoning of the site from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow for the development of the site with an office/warehouse for a pest control business.</p>	
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align: center;"><b>RECOMMENDATION</b></p>	<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 10 ayes, 0 nays, 0 absent and 1 recusal (Commissioner Keith Cox)</p>	
<p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is proposing a rezoning of the site from R-2, Single-Family District, to PD-C, Planned Development Commercial, to allow for the development of the site with an office/warehouse for a pest control business. The building is proposed with a 3,000 square-foot office area and a 4,500 square-foot warehouse area. The site plan indicates the placement of thirteen (13) parking spaces along Lawson Road.</p>	

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed the proposed PD-C request at its April 5, 2018, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Plantation Acre Property Owners 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.