

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 6, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Lawson Road West Short-Form PD-C, located at 5000 Hope Lane. (Z-9207)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting a rezoning of the site from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow for the use of the existing pole barn and small metal building as office space for a contractor's office and equipment storage.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends denial of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 9 ayes, 1 nay and 1 absent.
BACKGROUND	The applicant is requesting a rezoning of the site from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow the use of the existing pole barn and small metal building as office space for a contractor's office and equipment storage. The site is served by a twenty (20)-foot ingress and egress easement to access Lawson Road. The pole barn will be used for equipment storage, light construction equipment. The small metal building will be increased in size to 1,000 square-feet and be used as an office for a construction company. The hours of operation are proposed from 7:00 AM to 5:00 PM, six (6) days per week.

**BACKGROUND
CONTINUED**

The request includes the allowance of the access drive to remain as a graveled surface. A septic tank will be placed on the site for sanitary sewer.

The Planning Commission reviewed the proposed PD-C request at its April 27, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Crystal Valley 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.