

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 7, 2020 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance approving a Planned Zoning Development and establishing a Planned Industrial District titled McLean Lofts Short-Form PID, located at 1020 E. 6<sup>th</sup> Street. (Z-9509)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting that the property located at 1020 East 6<sup>th</sup> Street be rezoned from UU, Urban Use District, to PID, Planned Industrial District, to allow for the conversion of an existing industrial/manufacturing building into a mixed-use facility.</p> <p>None.</p> <p>Staff recommends approval of the PID zoning. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The applicant is seeking to allow the conversion of an existing industrial/manufacturing building into a mixed-use facility that would include a new small-scale retail tenant, two (2) residential units, and the continued use of the west half of the building as a millwork shop. The millwork shop typically operates from 7:00 AM – 6:00 PM on weekdays. The commercial space would likely keep similar hours for office or retail use. A restaurant use might be in operation from 7:00 AM to 9:00 PM every day of the week.</p>
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**BACKGROUND  
CONTINUED**

The plan currently calls for the commercial space to be built out for use as a small café or restaurant; however, it might become an office or boutique retail use. Two (2) residential units are also proposed for the project.

A twenty (20)-foot radial dedication of right-of-way will be made at the intersection of East 6<sup>th</sup> Street and McLean Street and the required half-street improvements with sidewalks will be constructed with the redevelopment of the building. Parallel parking will be provided along McLean Street. The storm water inlet at the intersection of East 6<sup>th</sup> Street and McLean Street will be reconstructed in conformance with City standards. Landscaping will be provided to meet or exceed the standards for the UU, Urban Use District, and Presidential Park Design Overlay District. Signage is not ready for review and approval at this time. After the proposed signage is designed, the applicant will submit for approval, with the potential for a revision to this PID.

The Planning Commission reviewed this request at their May 14, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Hanger Hill Neighborhood Association, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.