

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 15, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Gulley Short-Form PD-C, located at 23721 Highway 10. (Z-9227)</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>	<p>The applicant is requesting a rezoning of the site from R-2, Single-Family District, to PD-C, Planned Development - Commercial to recognize an existing contractor's office and materials storage and to allow for the construction of a new storage building to be used by the applicant for storage of his personal RV's, boats and cars.</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 and 2 absent.</p>	
<b>BACKGROUND</b>	<p>Located on the site is an existing single-family home which will be maintained as a residence. The new building is proposed 240 feet in length and 100 feet wide. The site is located outside the City limits of Little Rock but within the City's Extraterritorial Planning Jurisdiction.</p> <p>The Planning Commission reviewed the proposed PD-C request at its July 20, 2017, meeting and there were no registered objectors present. All property owners located within 200-feet of the site were notified of the public hearing.</p>	

**BACKGROUND  
CONTINUED**

There is not an active neighborhood association registered with the City located in this area. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.