

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 16, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An appeal of the Planning Commission’s denial of a Planned Zoning District titled Neil Short-Form PD-C, located at 1215 Dennison Street. (Z-9094)</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 appealing the Planning Commission’s denial of a request to rezone the site from R-3, Single-Family District, to PD-C, Planned Development Commercial, to allow for the use of the lot as a parking lot for a commercial business located along West 12 th Street.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends denial of the requested PD-C zoning. The Planning Commission voted to recommend denial of the PD-C zoning by a vote of 0 ayes, 10 nays and 1 absent.
BACKGROUND	The request is a rezoning of the site from R-3, Single-Family District, to PD-C, Planned Development Commercial, to allow a paved parking area, which was recently constructed, to remain. A six (6)-foot wood fence was constructed with the new parking lot. The applicant states the parking lot is used by the motorcycle club to the north. Staff is not supportive of the applicant’s request. The area is a residential area with homes located on all sides of the parking lot. The non-residential uses are limited to West 12 th Street and to the south of this site centered around Central High School. There has been new residential construction activity in this area.

**BACKGROUND
CONTINUED**

To the east of this site the Little Rock Housing Authority has constructed three (3) new buildings of duplex housing. In addition, to the south a PD-R, Planned Development – Residential, was recently approved to allow for the construction of four (4) new single-family homes. Staff feels the parking lot will create a hardship on the area residents and the future redevelopment of the area.

The Planning Commission reviewed the proposed PD-C request at its February 25, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Central High 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.