

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 20, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Kayla Cole Short-Form PID (Z-8996), located at 7600, 7604, 7604 ½ Colonel Glenn Road and 4122 Stannus Street.</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 proposing a rezoning from I-2, Light Industrial District, to PID, Planned Industrial District, to add single-family as an allowable use.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the requested PID zoning. The Planning Commission voted to recommend approval of the PID zoning by a vote of 10 ayes, 0 nays and 1 absent.	
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PID request at its December 18, 2014, meeting and there were no registered objectors present. All owners of property located within 200 feet of the site along with the John Barrow Neighborhood Association and the Westwood Neighborhood Association were notified of the public hearing.	

BACKGROUND

The applicant is requesting a rezoning from I-2, Light Industrial, to PID, Planned Industrial District, to recognize three (3) residential structures located on the property and to allow alternate uses for the existing non-residential building. The current zoning of the property does not allow for single-family uses to occur. The applicant is requesting the rezoning to add single-family as an allowable use for the property while retaining the I-2 uses as allowable use for the non-residential building.

Two (2) residential units are currently vacant and have been vacant for more than six (6) months. The Zoning Ordinance (36-153(c)) states a non-conforming use that has been discontinued or abandoned for a period of six (6) months shall not be reestablished or resumed. Any subsequent use or occupancy of such land or structure must comply with the regulations of the zoning district in which such land or structure is located. Within I-2, single-family is not an allowable use. Section 36-152(c) states any rezoning of a property occupied by a nonconforming use shall be accomplished only through a planned development process.

The applicant has indicated the non-residential building will be used for a small engine repair shop or any of the I-2 uses which would accommodate the existing site conditions. There are no modifications proposed for the site including no new paved areas and no new landscaped areas.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.