

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 19, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Kingridge Enterprises Revised Short-Form PD-C, located at 2501 South Broadway Street. (Z-1870-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting to rezone the site from PD-O, Planned Development - Office, to a PD-C, Planned Development - Commercial.
FISCAL IMPACT	None.
RECOMMENDATION	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 8 ayes, 0 nays and 3 absent.
BACKGROUND	<p>Ordinance No. 11,652, adopted by the Little Rock Board of Directors on September 20, 1965, rezoned the office portion of the property from C, Two-Family District, to E-1, Quiet Office District.</p> <p>Ordinance No. 20,575, adopted by the Little Rock Board of Directors on May 1, 2012, rezoned this site from O-3, General Office District, R-4, Two-Family District and R-5, Urban Residence District, to POD, Planned Office Development, to allow an existing office user to expand. The office building was located on the O-3 zoned property and the remainder of the property was undeveloped and zoned R-4 and R-5.</p>

**BACKGROUND
CONTINUED**

In order to allow for the expansion of the building and to provide adequate on-site parking the applicant requested to rezone the entire land area to POD. The scope of the project included restoration and repair of the existing office building to an appearance similar to the style of the originally construction, expand the existing office building to the east with a new addition of equivalent style and provide new on-site parking for staff and customers on the southern portion of the site. The existing building contained 2,131 square-foot and a 1,728 square-foot addition was proposed along the eastern and southeastern portions of the building.

The office development and additional parking have been completed. The applicant is now requesting to rezone the site from PD-O, Planned Development - Office, to a PD-C, Planned Development - Commercial. The applicant is proposing to add barber/beauty salon as an allowable use for the site. The applicant is requesting to maintain the previously approved O-1, Quiet Office District, uses as allowable uses for the site. There are no exterior modifications proposed with the current request.

The Planning Commission reviewed the proposed PD-C request at its May 17, 2018, meeting and there were no registered objectors present. The Meadowbrook Neighborhood Association and all property owners located within 200 feet of the site 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.