

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 2, 2017 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Combs Short-Form PD-C, located at 9010 Hilario Springs Road. (Z-9228)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant is requesting a rezoning of the site from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow for the reuse of the existing commercial building for retail uses.
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 10 ayes, 0 nays and 1 absent.
BACKGROUND	<p>The applicant has indicated there will be no change to the exterior of the building or existing parking. The building was previously used as the applicant’s furniture and appliance store. In addition, the building has been used as a church and daycare center and by community outreach organizations. The request includes the allowance of C-3, General Commercial District, uses as allowable uses for the site.</p> <p>The Planning Commission reviewed the proposed PD-C request at its August 31, 2017, meeting and there were no registered objectors present.</p>

**BACKGROUND
CONTINUED**

All property owners located within 200 feet of the site along with the Upper Baseline Neighborhood Association and Southwest Little Rock United for Progress 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.