

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 21, 2023 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance approving a Planned Zoning Development titled Allen Mixed-Use located at 2219 Wilson Road (Z-9839).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: right;">Emily Cox Acting City Manager</p>
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**SYNOPSIS**

The applicant is requesting that the 0.32-acre property, located at 2219 Wilson Road, be rezoned from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the use of the property as a pottery studio, music studio and urban garden site for disadvantaged youth.

**FISCAL IMPACT**

None.

**RECOMMENDATION**

Staff recommends denial of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, 2 absent and 2 open positions.

**BACKGROUND**

The applicant proposes to rezone 0.32-acre property located at 2219 Wilson Road from R-2, Single-Family District, to PCD, Planned Commercial Development, and proposes to use the property as follows:

*“My family and I own the building on 2219 Wilson Road, which will be the pottery studio, music studio and urban garden site. There are no new buildings or building additions, and the operating hours will be from 9:00 AM - 9:00 PM, Monday through Saturday. The on-site dumpster will be screened and comply with Section 36-26 of the City’s Zoning Ordinance.*

**BACKGROUND  
CONTINUED**

*I have committed myself to teaching the students free of charge and have received the commitment of five (5) instructors to volunteer to teach and run the program. I studied pottery at the Arkansas Art Center through their work-study program for fifteen (15) years. As an SSDI recipient, I could not have afforded the tuition, unlike those with gainful employment. We will thus offer an equal chance to an adult who needs financial support to pay it forward. A lack of arts and nature-based instruction is prevalent in poverty-stricken communities. Therefore, we will offer private lessons to school-aged children to qualify for the free or reduced lunches. Also, we will market our services on social media, school district listservs, email blasts and flyers. We will likewise visit underserved Communities of Color to find family to serve. Once the building is renovated, we will accommodate a maximum number of 10 students/clients at any given time. Also, students will display their work in our on-site gallery and sell it in our gift shop.”*

Parking will be at the front of the building and around both sides on the concrete surfaces. The garden area will be on the north side of the building near the rear of the property.

The property is located in an R-2 zoning. The request is in the Interstate 430 Planning District. Surrounding the application area in all directions is Residential Low Density (RL). The Future Land Use Plan shows Residential Low Density (RL) for the requested area.

The Planning Commission reviewed this request at their October 12, 2023, meeting and there was one (1) objector present. All owners of property located within 300 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff’s Analysis and the Commission’s action.