

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 2, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Moxy Warehouse Revised Short-Form PCD, located at 2615 West 15th Street. (Z-6669-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The applicant is requesting to rezone the site from POD, Planned Office Development, to PCD, Planned Commercial Development, to allow for the reuse of the site with single-family residence and selected commercial uses.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The Planning Commission reviewed the proposed PCD request at its January 7, 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. The Central High Neighborhood Association provided a letter of support for the reuse of the site as proposed by the applicant.</p>	

BACKGROUND

The Board of Directors, by the adoption of Ordinance No. 18,049 on July 6, 1999, changed the zoning from R-4, Two-Family District, and I-2, Light Industrial District, to POD, Planned Office Development, to allow Love Truth Care, Inc., a community service organization to provide outreach services to area youth.

Ordinance No. 19,974, adopted by the Little Rock Board of Directors on June 3, 2008, allowed a revision to the POD zoning. The approval allowed a modification of the activities of Love Truth Care, Inc., and allowed the construction of a new surface parking lot on the northwest corner of West 16th and Jones Streets.

On April 27, 2015, Moxy Warehouse LLC, purchased the property with the intent to establish a personal residence and a workshop and storage facility for their primary business, Moxy Modern Mercantile. The building contains approximately 20,000 square-feet of floor area which exceed their current occupancy needs for a residence. The request is to rezone the site from POD to PCD, Planned Commercial Development, to allow the space to be shared by others. The applicant states they envision creating a thriving, dynamic space that is safe, clean and attractive and that generates a modest income to help sustain their home and business. The applicant states the goal is to become a diverse and progressive entity that is a positive contributor to the energy and reputation of the Central High Neighborhood.

The applicant states there will be no exterior modifications to the site and no new construction will take place on the site. Primarily interior modifications will be conducted to the buildings to allow the shared space. The applicant has indicated the particular interest as a rental property is the garage located at the northeast corner of the property. The uses as approved by the Planning Commission include Antique shop, without repair, Florist shop, Handicraft, ceramic, sculpture or similar art work, Office, general and professional, Soda fountain and creamery, Studio, art, music, speech, drama, dance or other artistic endeavors, Studio broadcasting or recording, Tailor, Office/warehouse, Catering, commercial and as lease space to the Little Rock School District. The applicant states they are seeking only small business renters able to make a positive wholesome impact on the neighborhood.

**BACKGROUND
CONTINUED**

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