

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 18, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Breed Short-Form PCD, located at 5108 Baseline Road. (Z-9198)</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 requesting a rezoning from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the reuse of this existing building as a salon and also to provide wholesale beauty products.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends denial of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 9 ayes, 0 nays and 2 absent.
BACKGROUND	<p>The property located at 5108 Baseline Road was previously the location of the Arkansas Beauty School. Over time, the building, systems and parking areas have fallen into disrepair. The plan includes the upgrade of the exterior of the building, improve parking areas and completely renovate the interior and all systems for this location. Once complete the building will be marketed as a large salon and will provide wholesale beauty products for the multicultural community.</p> <p>The building is a sixty (60)-foot by 101.7-foot structure containing 6,102 square-feet of floor area. There are eleven (11) parking spaces located along Baseline Road. The building setback along Baseline Road is 50.27 feet which allows the maneuvering area to be located outside the public</p>

**BACKGROUND
CONTINUED**

right-of-way. There are twenty-seven (27) parking spaces located in the rear of the building. The site plan indicates the placement of a future building within the rear portion of the lot. The building is proposed containing 8,000 to 10,000 square-feet and would be used solely as wholesale of beauty products.

The Planning Commission reviewed the proposed PCD request at its March 16, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Windamere 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.