

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 19, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled J & R Properties Short-Form PCD, located at 717 South Woodrow Street. (Z-7895-C)</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	<p>The applicant is proposing to rezone the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the construction of a 120-foot by forty-eight (48)-foot building containing office and retail space.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<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>	
BACKGROUND	<p>J & R Properties is proposing to rezone the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the construction of a 120-foot by forty-eight (48)-foot building containing office and retail space. The applicant indicates the building will contain one (1) to four (4) lease units. The units will be accessed from the west side of the building on Woodrow Street. The site plan indicates the placement of twenty-two (22) parking spaces in front of the building. The project includes a metal building structure with brick veneer front and side skirts using the brick material currently on the site.</p>	

**BACKGROUND
CONTINUED**

As a separate item on this agenda the applicant is requesting the abandonment of two (2) platted alleys. There is an alley running east/west adjacent to Lot 7, Block 12, Ferndale Addition to the City of Little Rock for 150 feet and a north/south alley located adjacent to Lots 7 - 10 & Lots 14 - 17, Block 12, of the Ferndale Addition to the City of Little Rock for 200-feet.

The Planning Commission reviewed the proposed PCD request at its February 25, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Capitol View Stiff Station Neighborhood Association 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.