OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION
APRIL 5, 2016 AGENDA

Subject:	Action Required:	Approved By:
An ordinance establishing a Planned Zoning District titled Coulson Broadway Short-Form PCD, located at 800 South Broadway Street. (Z-9104)	√ **Ordinance** Resolution Approval Information Report	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager

SYNOPSIS	The request is to rezone the site from UU, Urban Use District, to PCD, Planned Commercial Development, to allow for the removal of an existing convenience store and construction of a new convenience store on this site.
FISCAL IMPACT	None.
RECOMMENDATION	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.
BACKGROUND	The request is a rezoning from UU, Urban Use District to PCD, Planned Commercial Development, to allow for the redevelopment of this existing convenience store with gas pumps with a new convenience store with gas pumps. The new construction is proposed to follow the design concepts of the UU District by bringing the building up to the street frontage, placing the vehicular use areas behind and to the side of the building, incorporating streetscaping and adding green space (landscaping) in areas where none exist today.

BACKGROUND CONTINUED

The Planning Commission reviewed the proposed PCD request at its February 25, 2016, meeting and there were no registered objectors present. The City Beautiful Commission reviewed and approved a request to allow variances from the Landscape Ordinance on March 3, 2016. All property owners located within 200 feet of the site along with the Downtown 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.