

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 2, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Family Dollar Short-Form PD-C (Z-9021), located at 3418 and 3502 Baseline Road.</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, to PD-C, Planned Development – Commercial, to allow for the development of 2.55 acres with a Family Dollar.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 7 ayes, 3 nays and 1 absent.	
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PD-C request at its April 23, 2015, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Upper Baseline Neighborhood and Southwest Little Rock United for Progress were notified of the Public Hearing.	
BACKGROUND	The applicant is requesting a rezoning from R-2, Single-Family to PD-C, Planned Development – Commercial, to allow for the development of 2.55 acres with a Family Dollar.	

**BACKGROUND
CONTINUED**

The applicant is proposing the construction of a single-story 9,180 square-foot building and associated parking. The site plan indicates a single access drive from Baseline Road. Parking is proposed in two (2) bays along Baseline Road and a single bay along the east side of the building. Deliveries will be taken on the east side of the building. The site plan indicates the placement of a single dumpster pad along the rear of the parking area also on the east side of the building.

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