

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 21, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Stanton Optical Revised Short-Form PCD (Z-8501-A), located at 112 South University Avenue</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The request is to reinstate a previously-approved PCD, Planned Commercial District, to allow for the construction of an optical clinic with retail sales.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 8 ayes, 0 nays and 3 absent.</p>	
<b>CITIZEN PARTICIPATION</b>	<p>The Planning Commission reviewed the proposed PCD request at its June 4, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Briarwood Neighborhood Association were notified of the Public Hearing.</p>	
<b>BACKGROUND</b>	<p>Ordinance No. 20,216, adopted by the Little Rock Board of Directors on February 16, 2010, rezoned the site from C-3, General Commercial District, to PCD, Planned Commercial Development. The approval allowed the construction of a 4,043 square-foot building and seventeen (17) parking spaces.</p>	

**BACKGROUND  
CONTINUED**

Any existing curb cut located on South University Avenue would be maintained for access. The building was proposed with a maximum building height of thirty (30) feet. The front façade was to be decorative panels. Windows without mullions were proposed. This development did not occur.

The current request is to revise and reinstate the previously approved PCD to allow for the construction of a 3,780 square-foot building with seventeen (17) parking spaces. The applicant indicates the building will be used as an optical clinic with retail sales. The site is located within the Mid-town Design Overlay District which has specific development criteria related to building placement and building materials.

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