

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 5, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled The Madina Institute Short-Form PCD, located at 12123 Kanis Road. (Z-4551-E)</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 request is a rezoning of the site from O-3, General Office District, and PCD, Planned Commercial Development, to PCD, Planned Commercial Development, to allow for the use of the existing building for religious activities and allow the construction of parking to serve the site on an undeveloped O-3-zoned parcel.</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 11 ayes, 0 nays and 0 absent.</p>	
BACKGROUND	<p>Ordinance No. 15,003, adopted by the Little Rock Board of Directors on December 3, 1985, rezoned the eastern portion of this property from R-2, Single-Family District, to PCD, Planned Commercial Development. The approval allowed the development of the site located at 12123 Kanis Road with office/warehouse for Bank Business Forms. A 4,100 square-foot office along with a 5,000 square-foot warehouse was approved.</p>	

**BACKGROUND
CONTINUED**

Ordinance No. 15,543, adopted by the Little Rock Board of Directors on August 16, 1988, allowed a revision to the previously-approved PCD. The approval allowed an expansion of the warehouse portion of the development along the southern portion of the site. The approval allowed an additional 60-foot by 100-foot single story building expansion (6,000 square feet).

Ordinance No. 16,066 adopted by the Little Rock Board of Directors on July 16, 1991, allowed a revision to the previously-approved, PCD zoning. The approval allowed an expansion of the building square footage on the northwest corner of the building. The expansion included 3,000 square-feet of additional warehouse space. The expansion eliminated five (5) parking spaces which were relocated to the northeast corner of the building. The total building square-footage approved was 19,000 square-feet of which 7,500 square-feet was used as office space and 11,500 square-feet was used as warehouse space. The allowable uses for the site were office/warehouse uses utilizing 60% of the gross floor area as warehouse and 40% of the gross floor area as office spaces.

The western portion of the site is zoned O-3, General Office District. The property contains approximately 2.03 acres and is located at the southeast corner of Cherry Brook Drive and Kanis Road. One parcel is currently undeveloped and the other is the BBA Solutions building. The Madina Institute is working to build a place for social, cultural and spiritual needs. Upon receiving zoning approval the Madina Institute will purchase the property located at 12123 Kanis Road and the adjacent vacant lot. The property consists of office space, a large warehouse area and an undeveloped lot. The plan is to use the office space for adult and youth education, cooking classes, meditation workshops, community service initiatives and interfaith dialogue seminars. The large warehouse space will be a multipurpose room for food and fellowship as well as for worship services. The west lot will be developed into a parking lot.

The Planning Commission reviewed the proposed PCD request at its May 19, 2016, meeting and there were no registered objector present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing.

**BACKGROUND
CONTINUED**

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