

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 5, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Norris Furniture Revised Short-Form PCD, located at 3900 John Barrow Road. (Z-6698-D)</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 proposing to amend the previously-approved PCD, Planned Commercial Development, to add C-1, Neighborhood Commercial District, uses as the allowable uses for the 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 11 ayes, 0 nays and 0 absent.
BACKGROUND	<p>On August 3, 1999, the Board of Directors adopted Ordinance No. 18,078, rezoning the property from R-3, Single-Family District, to PCD, Planned Commercial Development. The approved PCD allowed a single building mixed-office/commercial development. The approved site plan included a 10,000 square-foot building (seventeen (17) feet in height) located near the center of the site, with parking on the north, south and east sides. The following uses were approved for the building:</p> <ol style="list-style-type: none"> 1. Supplies Plus Co., Inc. 2. (Office/showroom/warehouse) – 3,108 square-feet (760 square-feet of warehouse space)

**BACKGROUND
CONTINUED**

3. Two (2) beauty salons – 1,936 square-feet total
4. General office use – 4,956 square-feet

Alternate uses for the site were to be O-3, General Office District, uses. Wall-mounted signage conforming to the ordinance standards for office zoning was also approved for the project. Approved hours of operation were from 8:00 AM to 5:00 PM, Monday through Saturday.

On August 21, 2001, the Board of Directors adopted Ordinance No. 18,535, revising the previously-approved PCD. The revision adjusted the amount of building area, within the approved building, to be devoted to the approved uses. The following uses were approved for the building:

1. Supplies Plus Co., Inc.
(Office/showroom/warehouse) – 6,000 square-feet
(3,600 square-feet of warehouse space)
2. Two (2) beauty salons – 2,000 square-feet total
3. General office use – 2,000 square-feet

The adjustment in the amount of building area was the only modification to the approved PCD. O-3, General Office District, uses were retained as allowable alternative uses.

On May 11, 2006, the Little Rock Planning Commission withdrew a request to amend the PCD site plan to allow the placement of a ground-mounted sign on the site. The sign was proposed ten (10) feet high and ninety (90) square-feet in area. There were no other changes to the approved site plan proposed as a part of the application request.

On March 10, 2011, the Little Rock Planning Commission denied a request to allow a revision to the previously-approved uses and add an events center as an allowable use. The denial was appealed to the Little Rock Board of Directors but was withdrawn prior to the Board hearing the appeal request.

The site contains a one-story metal building containing 10,030 gross square-feet of floor area. There are thirty-three (33) parking spaces located on the site. The applicant is proposing to amend the previously-approved PCD to add C-1, Neighborhood Commercial District uses as the allowable uses for the site.

**BACKGROUND
CONTINUED**

The building contains five (5) suites. Currently the anchor tenant, Norris Furniture occupies three (3) of the suites.

The Planning Commission reviewed the proposed PCD request at its June 8, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow 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.