

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 18, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Windermere Corner Shopping Center Short-Form PCD (Z-9047), located at 5412 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	<p>The request is a rezoning from R-2, Single-Family, to PCD, Planned Commercial Development, to recognize an existing non-conforming retail shopping center and allow for the sale of beer by a grocery store less than 5,000 square-feet.</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 9 ayes, 1 nays and 1 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PCD request at its July 16, 2015, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Upper Baseline and the Windamere Neighborhood Associations and Southwest Little Rock United for Progress were notified of the Public Hearing.</p>	
BACKGROUND	<p>The property located at 5412 Baseline Road contains a commercial strip center.</p>	

**BACKGROUND
CONTINUED**

The property is currently zoned R-2, Single-Family, with a non-conforming status to allow the existing commercial uses to operate. The building was constructed in 1968 when the property was located outside the City limits of Little Rock. The building contains 5,700 square-feet of floor area. There are multiple users located in the building including a restaurant and a small food store. Other uses include a barber shop and a jewelry store.

The applicant is requesting to rezone the site to PCD, Planned Commercial Development, to allow the food store with less than 5,000 square-feet the ability to sell beer. The applicant is also requesting C-3, General Commercial District, uses as allowable future uses for the property. Per Chapter 36-152 any rezoning of property occupied by a nonconforming use must be accomplished through the planned development process.

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