

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 2, 2016 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Hall Revised Short-Form PCD, located at 13311 Lawson Road. (Z-5801-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant is requesting to amend the previously-approved PCD, Planned Commercial Development, to allow the use of this site for office and/or as a contractor's yard with limited storage of outdoor equipment but no materials.
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 8 ayes, 0 nays and 3 absent.
BACKGROUND	Ordinance No. 16,640, adopted by the Little Rock Board of Directors on April 19, 1994, rezoned the site from R-2, Single-Family District, to PCD, Planned Commercial Development, for Medical Electronics, Inc. The approval allowed the use of the site by Medical Electronics, Inc., and Champion Builders. The approval allowed the expansion of an existing non-conforming use. Medical Electronics, Inc., leased space to Hospital Equipment Engineering Services and to Champion Builders, Inc. The approval allowed each to continue to occupy the site and allow for the construction of a second building on the site. According to the approval, Champion Builders did not maintain a material yard on the site. It was also noted only on occasion was a construction trailer parked on the site pending relocation to a construction site.

**BACKGROUND
CONTINUED**

The applicant is requesting a revision to the previously-approved PCD to allow the use of the site as has existed for 20+ years, a construction company. The applicant purchased the property three (3) years ago with a tenant in place that had operated from this site for 20+ years. The applicant recently leased the property to a different tenant and was told the property was zoned for office use only.

The construction company vacated the property last month and the owner leased the property to a lawn care company. The lawn care company is using a portion of the site for storage of lawn mowers, trucks and trailers within a large graveled lot on the rear portion of the site. The owner states the buildings are situated in a manner that allows the trucks to park next to the building which allows little visibility from Lawson Road.

The Planning Commission reviewed the proposed PCD request at its June 30, 2016, meeting and there were registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing. There is not an active City of Little Rock neighborhood association located in this area. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.