

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 20, 2024 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Woobank Hair Salon- Revised PD-C, located at 14104 Taylor Loop Road (Z-6237-C).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Emily Cox Acting City Manager</p>

<b>SYNOPSIS</b>	The applicant is requesting that the 0.46-acre property, located at 14104 Taylor Loop Road, be rezoned from PD-C. Planned Development - Commercial to Revised PD-C, to add additional commercial uses as alternate uses.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the Revised PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, and 4 absent.
<b>BACKGROUND</b>	<p>The applicant proposes to rezone the property from PD-C to Revised PD-C to allow the barber/beauty shop in addition to other expanded commercial uses to include a massage therapist, aesthetician, and other allowable businesses.</p> <p>The property contains an existing two-story, 1,232 square foot principal structure and a one-story, 402 square foot utility building. An existing driveway provides access from Taylor Loop Road. A majority of the property contains paving to accommodate client parking. The properties surrounding the site contain a mixture of zoning and uses.</p>

**BACKGROUND  
CONTINUED**

The applicant submitted a letter to staff on June 19, 2024 revising the application to be a revised PD-C zoning, instead of a rezoning to C-2. The revised PD-C zoning includes the following:

- Maintain the previously approved barber/hair salon use.
- Add massage therapy as a permitted use.
- Add C-1 (Neighborhood Commercial) permitted uses as permitted alternate uses.

The Planning Commission reviewed this request at their July 11, 2024, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.