

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 6, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Lot 1R West Markham Parkway Addition Revised Short-Form PCD, located at 13401 Chenal Parkway. (Z-5178-D)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is proposing to revise the PCD, Planned Commercial Development, zoning to add a cross fit gym, open to the general public for membership, to the currently-approved uses.</p> <p>None.</p> <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, 0 nays and 2 absent.</p> <p>The applicant is proposing to revise the PCD, Planned Commercial Development, zoning to allow a cross fit gym, open to the general public for membership, in addition to the existing chiropractic clinic, massage therapy center and nutrition consultation center at this site located at 13401 Chenal Parkway. The applicant is not proposing any modifications to the exterior of the building and no new landscaped or paved areas will be added with the approval of the revision to the PCD zoning.</p>	

**BACKGROUND  
CONTINUED**

The building contains 10,000 gross square-feet of floor area. The site plan indicates there are forty-two (42) parking spaces located on the site.

The northern parking area has not been paved nor has the required landscaping been installed. Staff feels upon approval of the requested PCD zoning the improvements to the parking area be completed including the paving and landscaping to meet the minimum requirements of City ordinances and in compliance with the site plan approved for the development in 2013. Staff recommends these improvements be completed within sixty (60) days of approval by the Board of Directors of this rezoning request.

The Planning Commission reviewed the proposed PCD request at its August 11, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Parkway Place Property Owners 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.