

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 16, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Rick’s Short-Form POD, located on the South side of Cantrell Road in the 16900 Block of Cantrell Road approximately 325 feet East of Drew Drive. (Z-9271)</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 applicant is proposing to construct a new two (2)-story office building on an existing 1.31-acre parcel. The uses are proposed as O-1, Quiet Office District, uses, and the building is proposed containing 13,400 square-feet of floor area.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PD-O zoning. The Planning Commission voted to recommend approval of the PD-O zoning by a vote of 8 ayes, 0 nays and 3 absent.</p>	
BACKGROUND	<p>The applicant is proposing to construct a new two (2)-story office building on an existing 1.31-acre parcel. The uses are proposed as O-1, Quiet Office District, uses. The building is proposed containing 13,400 square-feet of floor area. The plan indicates the placement of thirty-six (36) parking spaces within the front-yard area. The plan indicates the placement of a forty (40)-foot rear-yard setback and a minimum side-yard setback of thirty (30) feet.</p>	

**BACKGROUND
CONTINUED**

The front building setback is indicated at 100 feet and the plan includes a forty (40)-foot landscaped area along Cantrell Road. A single drive is proposed from Cantrell Road. The plan includes the placement of a ground sign within the landscaped area. The sign is proposed with a maximum height of six (6) feet and a maximum sign area of seventy-two (72) square-feet. The days and hours of operation are noted from 7:00 AM to 6:00 PM, Monday through Saturday.

The Planning Commission reviewed the proposed PD-O request at its November 30, 2017, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Chevaux Court Property Owners Association and the Johnson Ranch 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.