

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 17, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Smith Development Revised Short-Form POD, located at 7801 Cantrell Road. (Z-8310-B)</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 requesting to amend the previously-approved POD, Planned Office Development, to add health studio and spa as an allowable use for the existing building located on the site.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning at their December 15, 2016, meeting by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.</p>	
BACKGROUND	<p>Ordinance No. 19,935, adopted by the Little Rock Board of Directors on March 18, 2008, rezoned the site from O-3, General Office District, and C-3, General Commercial District to POD, Planned Office Development. The property contained two (2) parcels; one (1) zoned office and the second zoned commercially. Parcel 1 contained a building with approximately 5,068 square-feet and was zoned O-3 District. Parcel 2 contained a carwash facility (five (5) bays) and was zoned C-3 District.</p>	

**BACKGROUND
CONTINUED**

The development was proposed in two (2) phases. The first Phase included the modification of the structure on Parcel 1 removing approximately 1,500 square-feet and renting the space as commercial space. Phase II consisted of the removal of the carwash facility on Parcel 2 and the construction of a two (2)-story office building containing 8,000 square-feet. The driveway located on Biscayne Street was also proposed for removal during the Phase 2 construction. Building located on Parcel 1 was not modified and the carwash located on Parcel 2 was removed.

The applicant is now requesting to amend the previously approved POD, Planned Office Development, to add health studio and spa as an allowable use for the existing building located on the site. The request includes to maintain the previously approved office building located on the former carwash property for future development.

The Planning Commission reviewed the proposed POD request at its December 15, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Kingwood Neighborhood Association and the Merriwether Neighborhood 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, the staff analysis and recommendation.