

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 19, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Little Rock Plastic Surgery Short-Form PD-O, located at 15104 – 15122 Cantrell Road. (Z-5817-F)</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 request is a rezoning of the site from R-2, Single-Family, to PD-O, Planned Development Office, to allow for the construction of a new medical office clinic on the site.</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 10 ayes, 0 nays and 1 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-O request at its November 19, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Tulley Cove Neighborhood Association, the Westchester Neighborhood Association and the Pinnacle Valley Neighborhood Association were notified of the Public Hearing.</p>	
BACKGROUND	<p>The request is a rezoning of the site from R-2, Single-Family, to PD-O, Planned Development Office, to allow the construction of a new medical office clinic on the site containing 2.53 acres.</p>	

**BACKGROUND
CONTINUED**

The clinic is proposed to contain 8,622 square-feet of floor area. The site plan indicates the placement of forty-six (46) parking spaces. The plan also includes a covered drop-off canopy. The plan indicates the placement of a 100-foot building setback and a forty (40)-foot landscape strip along the Cantrell Road frontage.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.