

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 5, 2015 AGENDA**

Subject	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Hometown Tax Service Short-Form PD-O, located at 3008 West 12th Street. (Z-9020)</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	The request is a rezoning from R-3, Single-Family District, to PD-O, Planned Development Office, to allow for the conversion of an existing single-family residence to an office use for general and professional office users.
FISCAL IMPACT	None.
RECOMMENDATION	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 11 ayes, 0 nays and 0 absent.
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PD-O request at its August 27, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Stephens Area Faith Neighborhood Association and the Pine to Woodrow Neighborhood Association were notified of the Public Hearing.
BACKGROUND	The applicant is requesting a rezoning of the site from R-3, Single-Family District, to PD-O, Planned Development – Office, to allow for the use of this existing single-family residence as a tax preparation office. The applicant has indicated the days and hours of operation from 8:00 AM to 5:00 PM, Monday through Friday.

BACKGROUND

All clients are seen by appointment only. There are no other employees of the business other than the owner. The applicant has indicated most tax preparation takes place from January to April.

The applicant is proposing to construct a thirty (30)-foot by twenty (20)-foot parking pad within the rear-yard area of this property. The parking pad will be accessed from the alley. Client parking can be provided within the driveway of the existing structure. The applicant has indicated the parking pad will be constructed of a hard surface material, concrete or asphalt.

Staff originally did not support the request due to the applicant not proposing to construct the required parking pad. Staff is now supportive of the applicant's proposal since parking will be provided on the site. Staff's original opposition to the request was the applicant was not providing proper parking for the office use.

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