

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 18, 2020 AGENDA**

Subject	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 17007 Cantrell Road Short-Form POD, located at 17007 Cantrell Road. (Z-9482)</p> <p>Submitted By:</p> <p>Department of Planning and Development</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is requesting approval of a POF, Planned Office District, to convert a residential structure to quiet office use.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the POD zoning. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval.</p>	
BACKGROUND	<p>The property at 17007 Cantrell Road is developed with a single-family residence. It is proposed to be remodeled for quiet office use. This parcel is located within the Highway 10 Scenic Corridor Design Overlay District. This parcel contains 2.01 acres and is located near the southwest corner of Drew Drive and Cantrell Road.</p> <p>The property owner has a prospective tenant who seeks to establish a quiet office use. Five (5) parking spaces would be constructed, and two (2) existing parking spaces are available in the carport. These parking spaces would be situated on the east side of the property allowing the massive hardwood to remain in place on the property.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their January 9, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Johnson Ranch Neighborhood Association and the Chevaux Court and Montaigne Court Property Owners Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.