

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 6, 2018 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled ACE General Contractors Short-Form PD-C, located at 10819 Stagecoach Road. (Z-8741-A)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting to amend the previously-approved PD-C, Planned Development - Commercial, to add medical office and general and professional office as allowable uses for the site.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 11 ayes, 0 nays and 0 absent.</p>	
<b>BACKGROUND</b>	<p>Ordinance No. 20,559, adopted by the Little Rock Board of Directors on March 27, 2012, rezoned the property from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow for the construction of a new commercial building on a ½-acre site. The building was proposed as a one (1)-story, sixty (60)-foot by fifty-three (53)-foot building containing 3,180 square-feet. The site plan indicated the placement of parking within the front-yard area, as well as behind the building. Within the front-yard area there were eleven (11) parking spaces proposed and in the rear-yard there were ten (10) parking spaces proposed. The applicant requested the use of the building as a health studio or spa. No other uses were requested.</p>	

**BACKGROUND  
CONTINUED**

The site has developed with the office building and the parking as proposed. The applicant is now proposing to revise the previously approved PD-C to add general and professional office and medical office as an allowable use for the property. There are no other changes proposed with the rezoning request.

The Planning Commission reviewed the proposed PD-C request at its January 11, 2018, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Otter Creek Property Owners Association and Southwest Little Rock United for Progress 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.