

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 7, 2020 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled John Cooley Revised Short-Form PD-O, located at 24201 Burlingame Road. (Z-8716-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The applicant is requesting approval of a Revised Planned Development - Office District to add childcare center with no more than fifteen (15) children as a permitted use and single-family residential as an alternative use within an existing structure.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the revised PD-O zoning. The Planning Commission voted by a vote of 9 ayes, 0 nays and 2 absent to recommend approval.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>The Board of Directors adopted an ordinance on December 20, 2011, changing the zoning on this property from AF, Agriculture and Forestry, to PD-O, Planned Development – Office District, to permit a change in use from a single-family residence to a recording studio, while also reserving the potential for resumption of single-family residential in the future. The application was initially filed for a PCD, Planned Commercial Development, with C-1, Neighborhood Commercial, uses as the allowed uses. The structure on the site was constructed as a daycare; however, it had not been used for several years as a daycare center.</p>	

**BACKGROUND
CONTINUED**

Staff was concerned about allowing all the permitted uses in the C-1 zone that were incompatible with the area and recommended denial of the request. The applicant amended the application prior to the planning commission hearing to limit the use of the property for a recording studio and as a single-family residence as an alternative use.

An application was submitted in 2017 to add church uses to the list of permitted uses. This application was withdrawn before being considered by the planning commission. The property is now vacant, and the operator of a childcare center would like to use it for that purpose.

The Planning Commission reviewed this request at their February 20, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site were notified of the public hearing.