

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 6, 2017 AGENDA**

Subject:	Action Required:	Approved By :
<p>An ordinance establishing a Planned Zoning District titled Little Rock Racquet Club Long-Form PD-O, located at 1 Huntington Road. (Z-1840-D)</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-4, Two-Family District, to PD-O, Planned Development – Office, to allow the Little Rock Racquet Club to add parking to their existing site.
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 8 ayes, 1 nay, 0 absent and 2 recusals (Commissioners Stebbins and Dillion).
BACKGROUND	The request is a rezoning from R-4, Two-Family District, to PD-O, Planned Development – Office, to allow the Little Rock Racquet Club to add parking to their existing site. The proposal is to allow an expansion of ground-level parking and the addition of a single-story parking deck over an existing parking lot. Approval will enable the addition of forty-one (41) parking spaces, twenty-nine (29) on the parking deck and twelve (12) at ground level. The added surface parking will be designated as employee only parking. The applicant notes the added parking spaces will provide benefits to both the Club’s membership and the neighborhood by avoiding the need for overflow parking along Huntington, Riding and Foxcroft Roads during periods of heavy use.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PD-O request at its April 27, 2017, meeting and there were two (2) registered objectors present. All property owners located within 200 feet of the site along with the Overlook Property Owners Association and the Robinwood Property Owners Association 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.