

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

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 6, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Lush Lemon Therapy Retreat Short-Form PD-O, located at 12418 Cantrell Road. (Z-5570-C)</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 request is to amend the previously-approved PD-O, Planned Development - Office, to add a health studio and spa as an allowable use.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>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, 0 nays, 2 absent and 1 open position.</p>	
<b>BACKGROUND</b>	<p>Ordinance No. 16,905, adopted by the Little Rock Board of Directors on June 20, 1995, approved a rezoning of the property from R-2, Single-Family District, to PD-O, Planned Development - Office. The applicant proposed to remodel an existing single-story residence, located on a 1.4-acre tract and use the building for uses permitted by right in the O-1, Quiet Office Zoning District. The structure included a two (2)-car carport, the west wall of which was located on the west property line of the tract. The driveway extended from Cantrell Road to the carport. Head-in parking was proposed to be added in front of the structure and off the</p>	

**BACKGROUND  
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driveway, with four (4) additional spaces proposed to be provided within the front yard area and an additional four (4) spaces added behind the building. The required forty (40)-foot landscape buffer along Cantrell Road was to be provided, as was the required landscape buffer at the east, rear and west property lines, except in the area where the structure extended to the property line.

On October 28, 2002, the Little Rock Board of Adjustment approved a variance request to allow the placement of ground sign along Cantrell Road located with a zero setback from the property line. The sign approved was six (6) feet in height and thirty-two (32) square-feet in area.

The applicant is now proposing a revision to the previously-approved PD-O zoning to allow for the addition of a health studio and spa in addition to the existing O-1 District uses, as an allowable use for the property. Lush Lemon Therapy Retreat, LLC, is proposing to lease the space from the current property owner and locate their business at this site. Lush Lemon Therapy Retreat will be an establishment that focuses on health and wellness through quality body work and foot soak therapy. In addition there will also be some retail associated with the products used in the therapy seasons.

The Planning Commission reviewed the proposed PD-O request at its November 3, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Walton Heights/Candlewood 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.