

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 18, 2017 AGENDA**

Subject:	Action Required:	Approved By :
<p>An ordinance establishing a Planned Zoning District titled Triangle Properties Short-Form PID, located at 8218 Baseline Road. (Z-4051-A)</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 I-2, Light Industrial District, to PID, Planned Industrial Development District, to add a health studio and spa as an allowable use for the property.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PID zoning. The Planning Commission voted to recommend approval of the PID zoning by a vote of 10 ayes, 0 nays and 1 absent.
BACKGROUND	<p>The request is a rezoning from I-2, Light Industrial District, to PID, Planned Industrial Development District, to add a health studio and spa as an allowable use for the property. The building is a one (1)-story metal building containing 6,500 gross square-feet of floor area. The building contains multiple tenant bays and occupants. There are no other modifications proposed to the building or parking areas.</p> <p>The Planning Commission reviewed the proposed PID request at its March 16, 2017, meeting and there were no registered objectors present.</p>

**BACKGROUND
CONTINUED**

All property owners located within 200 feet of the site along with the Chicot Neighborhood Association, the West Baseline Neighborhood 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.