

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

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

Subject	Action Required	Approved By:
<p>An ordinance establishing a Planned Zoning District titled L Squared Short-Form POD, located at 7002 Highway 300. (Z-9494)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The applicant is requesting approval of a POD, Planned Office Development, to allow for the conversion of two (2) residential structures for use as a real estate office and a beauty salon.</p> <p>None.</p> <p>Staff recommends approval of the POD zoning. The Planning Commission voted 9 ayes, 0 nays and 2 absent to recommend approval.</p> <p>The property is situated near the city limits north of Highway 10, and is developed with two (2) residential structures. The owner has indicated the property has been rented as residential off and on during the years he has owned it. Increasingly, the inquiries have been for office use. At this time a real estate office and beauty salon would like to use the property; therefore, the request has been made to change the zoning to POD, Planned Office Development, to allow the change of use to General and Professional Office, Beauty Salon/Barber Shop, and Single-Family Residential, as an alternative use.</p>	

**BACKGROUND
CONTINUED**

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.