

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 17, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled R &amp; RT Properties Short-Form POD, located at 13100 Chenal Parkway. (Z-3735-A)</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 applicant is requesting to rezone the site from O-3, General Office District, to POD, Planned Office Development, to add a consignment shop as an allowable use for the property.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning at their December 15, 2016, meeting by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.</p>	
<b>BACKGROUND</b>	<p>Ortho Rehab and Specialty Centers Physical Therapy, located at 13100 Chenal Parkway, is proposing to rezone the site from O-3, General Office District, to POD, Planned Office Development District, to allow for the addition of a consignment shop as an allowable use for the property. The applicant has indicated the upper portion of the building containing 6,600 gross square-feet of floor area (73%) with uses as allowed in the O-3 Zoning District and the lower level containing 2,464 gross square-feet of floor area (27%) as a retail use.</p>	

**BACKGROUND  
CONTINUED**

Currently the lower level area houses The Closet, a consignment shop for clothing. The applicant is requesting the allowance of similar type retail uses within this area should the existing consignment shop relocate.

The Planning Commission reviewed the proposed POD request at its December 15, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Parkway Place 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, the staff analysis and recommendation.