

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

**BOARD OF DIRECTORS COMMUNICATION  
OCTOBER 18, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled KLR Properties Short-Form PCD, located at 12400 Cantrell Road. (Z-6488-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 request is a rezoning from O-3, General Office District, to PCD, Planned Commercial Development, to allow for the development of the site with a new multi-tenant building containing 14,000 square-feet of floor area.</p>
<b>FISCAL IMPACT</b>	<p>None.</p>
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays, 0 absent and 1 open position.</p>
<b>BACKGROUND</b>	<p>The applicant has indicated the facility will house 6,000 square-feet as a personal training business (health studio and spa). This tenant, the health studio and spa, will also utilize 1,600 square-feet of a proposed mezzanine space. The site plan indicates 4,000 square-feet of retail space for a florist shop. The plan includes 2,000 square-feet of office space for a general and professional office user and 2,000 square-feet of space for a future quiet office user (general and professional).</p> <p>The Planning Commission reviewed the proposed PCD request at its September 22, 2016, meeting and there were no registered objectors present.</p>

**BACKGROUND  
CONTINUED**

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.