

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 2, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Little Rock Christian Academy Revised Long-Form POD, located at 19010 Cantrell Road. (Z-6079-I)</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	<p>The applicant is requesting to amend the previously-approved POD, Planned Office Development, to add additional land area and to allow the development of the overall Master Plan for the school campus.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 10 ayes, 0 nays and 1 absent.</p>	
BACKGROUND	<p>Little Rock Christian Academy, located at 19010 Cantrell Road, has acquired an additional 18.28-acre tract of land bordering its property on the north. This, along with the Academy's 53.8 acres under the current POD (2008, revised in 2012), brings the campus size to 72.08 acres. The school wishes to revise the POD to include this additional property in the form of an updated Master Plan for its entire property. The current student enrollment for the campus, K-3 – Grad 12, is 1,425. The current POD reflects the schools intent to gradually develop its campus to provide facilities for up to 2,058, students, K-4 through Grade 12.</p>	

**BACKGROUND
CONTINUED**

As noted here, the campus total would not change; however, K-3 has been added to the education levels offered.

The Planning Commission reviewed the proposed POD request at its August 31, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Aberdeen Court Property Owners Association and the Maywood Manor Neighborhood 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.