

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

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 15, 2015 AGENDA**

| <b>Subject:</b>   | <b>Action Required:</b>  | <b>Approved By:</b>                    |
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| <p>An ordinance establishing a Planned Zoning District titled Redbridge Development Short-Form PD-O, located at 18324 Denny Road. (Z-9093)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p>√ <b>Ordinance</b><br/>Resolution<br/>Approval<br/>Information Report</p> | <p>Bruce T. Moore<br/>City Manager</p> |

|                              |  |
|------------------------------|--|
| <b>SYNOPSIS</b>              | <p>The request is a rezoning from R-2, Single-Family District, to PD-O, Planned Development – Office, to allow for the construction of a new building to be used as general and professional office space.</p>   |
| <b>FISCAL IMPACT</b>         | <p>None.</p>   |
| <b>RECOMMENDATION</b>        | <p>Staff recommends approval of the requested PD-O zoning. The Planning Commission voted to recommend approval of the PD-O zoning by a vote of 10 ayes, 0 nays and 1 absent.</p>   |
| <b>CITIZEN PARTICIPATION</b> | <p>The Planning Commission reviewed the proposed PD-O request at its November 19, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing. There is not an active neighborhood association located in this area.</p> |
| <b>BACKGROUND</b>            | <p>The request is a rezoning from R-2, Single-Family District, to PD-O, Planned Development – Office, to allow for the construction of a new building to be used as general and professional office space.</p>   |

**BACKGROUND  
CONTINUED**

The building is proposed forty (40) feet by sixty-four (64) feet containing 2,560 square-feet of floor area. The site plan indicates the placement of seven (7) parking spaces located in the front of the building. The use proposed is general and professional office. Based on the typical minimum parking required for an office use six (6) parking spaces would typically be required.

The applicant has indicated signage will comply with signage allowed in office zones or maximum of six (6) feet in height and sixty-four (64) square-feet in area. Building signage will be limited to the front façade of the building. The sign area will not exceed 10%.

There will not be a dumpster located on the site. All site lighting will be low level and directional, directed downward and into the site. The building is proposed as a single story building constructed with a residential appearance. The building materials are proposed as brick, stone, hardi-board or a combination of the three (3) surfaces. The roof materials are proposed as architectural shingles or a standing seam metal roof designed in a manner to appear residential in character. The days and hours of operation are proposed from 7:00 AM to 7:00 PM daily.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.