

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 6, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Marina Lifestyle Medicine Revised POD, located at 16913 Cantrell Road (Z-9872).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting that the 1.32-acre property, located at 16913 Cantrell Road, be rezoned from POD, Planned Office Development, to Revised POD, to allow for a medical office development.</p> <p>None.</p> <p>Staff recommends approval of the POD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, 0 absent and 1 recusal (Russell).</p> <p>The applicant proposes to revise an existing POD, Planned Office Development, at a 1.32-acre property located at 16913 Cantrell Road, to allow use of the property as medical office. The proposed office building is to be 7,470 square-feet in area, with a height of approximately nineteen (19_ feet).</p> <p>The property is currently vacant with heavy overbrush and trees. The request is located within the Chenal Planning District, as well as the Highway 10 Design Overlay District (DOD). Surrounding the application area, northwesterly on the south of Cantrell Road is Suburban Office (SO). To the west is Residential Low Density (RL) with undeveloped tracts and a developed subdivision.</p>	

**BACKGROUND
CONTINUED**

To the east of the subject site beyond a Park/Open Space (PK/OS) buffer is an area of Transitional (T) with a mix of small offices and a few residences. The north side of Cantrell Road adjacent to the site has Suburban Office (SO), Commercial (C), and Office (O) uses.

The new structure will have a 100-foot building setback from the property line abutting Highway 10. The rear-yard setback shall not be less than forty (40) feet and the side-yard shall not be less than thirty (30) feet.

The Highway 10 frontage (front-yard) shall consist of a minimum of forty (40) feet of landscaped area exclusive of right-of-way. The rear and side-yards shall have a landscaped buffer averaging a minimum of twenty-five (25) feet from the property line. A screening fence will be required along the east, west and south property lines as a component of the land use buffers. The proposed project generally complies with the Highway 10 DOD.

The proposed site development plan provides for a paved parking area between the building and the north (Highway 10) property line. The proposed parking area contains twenty (20) parking spaces which will be sufficient to serve the proposed use. There will be a sight access point (twenty-four (24)-foot wide driveway) near the northeast corner of the site.

There is a creek which runs through the east portion of the property. The proposed building will be set back over seventy (70) feet from the east property line to accommodate this drainage area. A Drainage Study must be submitted to and approved by the Planning & Development Department Engineering Division prior to a Building Permit being issued. The treatment of this drainage/creek area must comply with all City Ordinance requirements.

Any dumpster placed on the site must be screened as per Section 36-5 of the code.

All site lighting must be low-level and directed away from adjacent properties.

All signage on the site must comply with Section 36-555.

The Planning Commission reviewed this request at their December 14, 2023, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.