

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 4, 2019 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled TRL Properties Revised Short-Form PD-O, located at 12418 and 12420 Cantrell Road. (Z-5570-D)</p> <p><b>Submitted By:</b></p> <p>Department of Planning and Development</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	<p>The owners of 12418 Cantrell Road have acquired the vacant lot adjacent to the west. They are requesting approval of a revision to the PD-O, Planned Development – Office, zoning to allow them to combine the two (2) lots into one (1) lot, all zoned PD-O. No changes to the development are proposed.</p>
<b>FISCAL IMPACT</b>	<p>None.</p>
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the Revised PD-O zoning. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval.</p>
<b>BACKGROUND</b>	<p>The property located at 12418 Cantrell Road is currently zoned PD-O, Planned Development – Office, for O-1, Office Quiet District, uses and a health studio or spa. The lot located at 12420 Cantrell Road is vacant.</p> <p>The addition of the new lot to the existing PD-O zoned property will not change anything about the PD-O other than show this newly added property as additional yard space. Any future development or redevelopment of the site will require further revision to the PD-O.</p>

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their April 25, 2019, meeting and there were no objectors present. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.