

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 6, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled KLR Properties Revised Short-Form PCD, located at 12400 Cantrell Road. (Z-6488-B)</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>	The applicant is proposing to amend the PCD, Planned Commercial Development, to allow for the addition of a restaurant as an allowable use.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 11 ayes, 0 nays and 0 absent.
<b>BACKGROUND</b>	<p>Ordinance No. 21,311, adopted by the Little Rock Board of Directors on October 18, 2016, rezoned the property 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. The approval allowed the following uses:</p> <ul style="list-style-type: none"> <li>▪ <u>6,000 square-feet</u>: A Kick Above personalized fitness training facility (Health studio and spa). The tenant will also utilize 1,600 square-feet of mezzanine space</li> <li>▪ <u>4,000 square-feet</u>: Silks A Bloom, permanent botanicals and creative arrangements (Florist shop)</li> </ul>

**BACKGROUND  
CONTINUED**

- 6,000 square-feet: A Kick Above personalized fitness training facility (Health studio and spa). The tenant will also utilize 1,600 square-feet of mezzanine space
- 4,000 square-feet: Silks A Bloom, permanent botanicals and creative arrangements (Florist shop)
- 2,000 square-feet: River City General Contractors, Inc. (General and professional office)
- 2,000 square-feet: Shelled area (General and professional office)

Access to the site was proposed from a shared drive with the adjacent property to the west. Parking was located in the front and rear of the proposed facility. Parking, sidewalks, dumpster pad with enclosure were noted on the site plan.

The applicant is now proposing to amend the PCD to allow for the addition of a restaurant as an allowable use. The applicant is proposing the uses as follows:

- 6,000 square feet: A Kick Above personalized fitness training facility (Health studio and spa). The tenant will also utilize 1,600 square-feet of mezzanine space
- 2,000 square-feet: Firehouse Subs
- 2,000 square-feet: River City General Contractors, Inc. (General and professional office)
- 4,000 square-feet: Shelled area (General and professional office)

The Planning Commission reviewed the proposed PCD request at its April 27, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Piedmont Neighborhood Association and the Walton Height 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.