

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 6608 Baseline Road Short-Form PD-O, located at 6608 Baseline Road. (Z-9023-B)</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 a rezoning of the site from R-2, Single-Family District, to PD-O, Planned Development – Office, to allow for the future development of the site with an office building and O-3, General Office District, uses.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<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 11 ayes, 0 nays and 0 absent.</p>	
BACKGROUND	<p>On July 2, 2015, the Little Rock Planning Commission denied a request to rezone the site from R-2, Single-Family District to PCD, Planed Commercial Development, to allow for the construction of a 7,587 square-foot retail building and forty-two (42) parking spaces. The site plan indicated the placement of an insurance office, Tropical Smoothe (restaurant), cell phone hospital, tax service office and barber shop. The office uses were indicated at 2,000 square-feet and the retail uses were indicated with 5,587 square-feet.</p>	

**BACKGROUND
CONTINUED**

The applicant is now requesting a rezoning of the site from R-2 to PD-O, Planned Development – Officer, to allow for the future development of the site with an office building and O-3, General Office District, uses. The plan indicates the placement of a 6,000 square-foot office building and twenty-seven (27) parking spaces.

The Planning Commission reviewed the proposed PD-O 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 Cloverdale Neighborhood Association and Southwest Little Rock United for Progress 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.