

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 16, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning the property located at 11523 Fairview Road from POD, Planned Office Development, to O-3, General Office District (Z-5836-A).</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: right;">FISCAL IMPACT</p> <p style="text-align: right;">RECOMMENDATION</p> <p style="text-align: right;">BACKGROUND</p>	<p>The owner of the 0.77-acre property, located at 11523 Fairview Road, is requesting that the property be reclassified from POD, Planned Office Development, to O-3, General Office District.</p> <p>None.</p> <p>Staff recommends approval of the O-3 Rezoning. The Planning Commission recommended approval by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The property owner requests to rezone the 0.77-acre property, located at 11523 Fairview Road, from POD, Planned Office Development, to O-3, General Office District, to allow for a new parking lot for the adjacent Easter Seals Arkansas Campus.</p> <p>The site previously contained a pet boarding, grooming and training facility located within two (2) existing buildings. A driveway from Fairview Road is located at the northeast corner of the site, and a small paved parking lot is located between the street and the buildings.</p>	

**BACKGROUND
CONTINUED**

The City's Future Land Use Plan designates this property as Commercial (C). The requested O-3 zoning will not require an amendment to the plan.

The Planning Commission reviewed this request at their June 13, 2024, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.