

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 17, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development Apex Real Estate - POD, located at 13151 Cantrell Road (Z-10020).</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 applicant is requesting that the 0.43-acre property, located at 13151 Cantrell Road, be rezoned from R-2, Single-Family District to POD, Planned Office Development, to allow the use of two (2) existing residential structures as single-family residences and office use.</p> <p>None.</p> <p>Staff recommends approval of the POD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 recusal (Hart).</p> <p>The applicant proposes to rezone the property from R-2 to POD to allow the two (2) existing single-family residences to be utilized as a mixed-use model that will include office and residential uses.</p> <p>The property contains two (2) single-family residential homes. Properties to the east contain POD zoning. Properties west of the site contain residential zoning and uses. Properties to the north and south contain a mixture of zoning and uses. The property is located within the Highway 10 Design Overlay District.</p>	

**BACKGROUND
CONTINUED**

Access to both residences is provided by a concrete driveway extending from Crockett Street.

The driveway provides ample parking for residential and small office uses. There is an additional parking area for the residence in the southern portion of the property. Staff believes the existing, on-site parking for the property is sufficient to serve the proposed uses.

The property currently hosts two (2) residential homes that have been used as rental properties. The applicant proposes to utilize these homes for small offices or continue their use as residential rental properties.

The applicant notes the existing homes, if converted to office spaces, would be ideal for businesses such as insurance agents, real estate agencies, consulting firms or other professional services. The applicant feels the layout provides a comfortable and functional environment for these types of businesses.

The existing residential use will remain available as residential rental properties, providing housing options for families, couples, or individuals. The applicant notes both structures are well-suited for the proposed use and require no modifications to continue serving as home.

The hours of operation will be Monday through Friday, from 8:00 AM to 5:00 PM, if the buildings are used for office purposes.

The applicant is not proposing any signage at this time. Any future signage must comply with the Highway 10 Design Overlay District as referenced in Section 36-346 of the City's Zoning Ordinance.

The applicant notes there are city trash receptacles on the property for trash collection and acknowledges that if a dumpster is placed on the property, it must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The Planning Commission reviewed this request at their August 8, 2024, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff Analysis and the Commission's action.