

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 3, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Fitness for Life Revised Short-Form PD-O, located at 9414 Colonel Glenn Road. (Z-6610-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	The request is to amend the previously-approved PD-O, Planned Development – Office, to allow a larger building to be constructed on the site.	
FISCAL IMPACT	None.	
RECOMMENDATION	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 9 ayes, 0 nays and 2 absent.	
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PD-O request at its October 6, 2015, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing.	
BACKGROUND	Ordinance No. 17,490, adopted by the Little Rock Board of Directors on February 16, 1999, rezoned the site from R-3, Single-Family, to PD-O, Planned Development - Office. The approval allowed the use of an existing one (1)-story frame residential structure as an office use. The approval also allowed the construction of a fifty (50)-foot by sixty (60)-foot frame accessory building immediately north of and behind the existing structure. It does not appear the accessory structure was constructed on this site.	

BACKGROUND

Ordinance No. 21,086, adopted by the Little Rock Board of Directors on August 18, 2015, revised the previously-approved PD-O. The approval allowed for the redevelopment of the site with a new fitness center. The structure was approximately 9,800 square-feet and was comprised of a training room, equipment room, ½ gym floor, men and women restrooms with locker areas and showers, office and a small café. No cooking was to occur on the premises and only pre-packaged food items would be sold. The site plan included twenty (20) parking spaces. The owner was a trainer and his clients were scheduled to use the facility by appointment. The facility was not proposed to be open to the general public as a typical health studio spa would be.

The current request is to amend the previously-approved Planned Development Office to allow the construction of a building larger than previously approved. The trainer has indicated there is a need for a full gym court and not just the ½ court as previously approved. The results in an overall building size of 12,583 square-feet. The site plan includes the placement of twenty-one (21) on-site parking spaces.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.