## OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

## BOARD OF DIRECTORS COMMUNICATION JANUARY 17, 2017 AGENDA

Subject:	Action Required:	Approved By:
An ordinance establishing a Planned Zoning District titled PVK Development Lot B Short-Form POD, located in the 15000 Block of Kanis Road, just West of the Kanis and Pride Valley Roads intersection. (Z-5758-F)	√ <b>Ordinance</b> Resolution Approval Information Report	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The applicant is proposing to rezone the site from PCD, Planned Commercial Development, to POD, Planned Office Development, to allow for the creation of a two (2) lot plat and allow the development of this site with an office warehouse use. The second lot will be held for future development.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning at their December 16, 2016, meeting by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.	
BACKGROUND	The applicant is proposing to rezone the site from PCD, Planned Commercial Development, to POD, Planned Office Development, to allow for the creation of a two (2) lot plat from the area previously indicated as Lot B. The plat indicates the newly created Lot B will contain 1.051 acres and the newly created Lot C will contain 2.731 acres.	

## BACKGROUND CONTINUED

The lot is proposed for development with a professional office use with limited warehousing/storage activity. The site plan indicates the placement of an office building containing 5,087 square-feet of floor area and a storage area containing 2,611 square-feet. The site plan indicates the placement of thirty-three (33) parking spaces. The development will share an access drive with proposed second lot (Lot C) located to the west.

The Planning Commission reviewed the proposed POD request at its December 15, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Capital Lakes Estates POA, the Kanis Creek POA, the Parkway Place POA, the Spring Valley Manor POA and the Woodlands Edge Community 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, the staff analysis and recommendation.