

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 17, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Hays Development Revised Short-Form POD, located at 13423 Kanis Road. (Z-7875-E)</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 request is to revise the previously-approved POD, Planned Office Development, to allow for the redevelopment of the site with an office warehouse use.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.</p>	
BACKGROUND	<p>The request is to allow the development of 1.12-acres of the previously-approved development plan with an office use. The request includes the allowance of O-3, General Office District, uses as allowable uses and to allow Riley Hays Roofing to occupy the building. Riley Hays Roofing will have an area for warehousing and also a small portion of the site will be used for showroom.</p>	

**BACKGROUND
CONTINUED**

The site plan indicates the construction of a building containing 8,800 gross square-feet of floor area to be divided into multiple bays for office users. The plan indicates the placement of twenty-two (22) parking spaces within the front-yard area. There is parking and storage located within the rear-yard area (eleven (11) parking spaces). Based on the parking requirement for an office development (one (1) space per 400 gross square-feet of floor area) twenty-two (22) spaces would typically be required.

The applicant is proposing a shared access with the property to the west extending from Kanis Road. The initial drive will be constructed twenty (20) feet wide. Once the adjacent property is redeveloped additional width will be added to ensure proper access to the two (2) parcels is achieved.

The site plan indicates landscaping and screening along the eastern and southern perimeters of the site. The site plan notes an eight (8)-foot opaque fence will be placed along the south side of the rear parking area. In addition a forty (40)-foot undisturbed buffer will be placed on the south side of the proposed fence.

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 Kanis Village Property Owners Association and the Parkway Place Property Owners Association neighborhood 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.