

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 19, 2016 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Bennett Davis Group Short-Form POD, located at 1300 North Shackleford Road. (Z-3451-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The request is to rezone the property from R-2, Single-Family, with a Conditional Use Permit to allow a church to POD, Planned Office Development, to allow the use of the property for a printing, copying and graphic design business.</p> <p>None.</p> <p>Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The Planning Commission reviewed the proposed POD request at its November 19, 2015, meeting and there was one (1) registered objector present. All property owners located within 200 feet of the site along with the Walnut Valley Property Owners Association were notified of the Public Hearing.</p>
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BACKGROUND

The request is to rezone the property from R-2, Single-Family, with a Conditional Use Permit to allow a church to POD, Planned Office Development, to allow the use of the property for a printing, copying and graphic design business known as Sir Speedy. The property contains a free-standing 15,000 square-foot building located on 4.93 acres. The property has forty-five (45) parking spaces on site. The business hours proposed are from 8:00 AM to 5:00 PM, Monday through Friday.

In addition to the printing business the applicant is requesting the allowance of O-3, General Office District, permitted uses only as allowable alternative uses for the site. The applicant is not proposing any changes to the exterior of the building or parking areas. The renovations will be interior renovations of the building and to address deferred maintenance issues.

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