OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION OCTOBER 2, 2019 AGENDA

Subject:	Action Required:	Approved By:
An ordinance establishing a Planned Zoning District titled Dajani Office Park Short-Form POD, located at 12401 Cantrell Road. (Z-5535-E)	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The applicant is requesting to amend the current POD, Planned Office Development, for a proposed one (1)-story, 6,144 square-foot office building conforming to the 100-foot building line on Highway 10 and the other required site buffers.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the POD zoning. The Planning Commission voted 8 ayes, 0 nays, 2 absent and 1 open position to recommend approval.	
BACKGROUND	The property was rezoned from R-2, Single-Family District, to POD, Planned Office Development, to allow for the conversion of two (2) residential structures to office use in 2007. This parcel had been split from the St. Michael's Episcopal Church. The church use was established through the approval of a Conditional Use Permit in 1992. This new building would require demolition of the existing structures on the site.	

BACKGROUND CONTINUED

The new structure will take access from a shared access easement driveway serving this site and the church on the adjoining lot. The plan also provides fifteen (15) parking spaces. The Planning Commission reviewed this request at their August 29, 2019, meeting and there were no objectors present. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.