

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 5, 2015 AGENDA**

| Subject: | Action Required: | Approved By: |
|---|---|--|
| <p>An ordinance establishing a Planned Zoning District titled Isom Short-Form PD-O, located at 3224 Shackelford Pass. (Z-9064)</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 a rezoning from R-2, Single-Family District, to PD-O, Planned Development - Office, to allow for the conversion of an existing single-family residence into an office use for general and professional office users.</p> | |
| FISCAL IMPACT | <p>None.</p> | |
| RECOMMENDATION | <p>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 11 ayes, 0 nays and 0 absent.</p> | |
| CITIZEN PARTICIPATION | <p>The Planning Commission reviewed the proposed PD-O request at its August 27, 2015, meeting and there were no 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.</p> | |
| BACKGROUND | <p>The existing 2,500 square-foot one (1)-story residential designed house is currently used as a single-family residence and is intended to be converted for use as professional office for a real estate developer, his staff, and two (2)-tenant office spaces for general and professional office uses.</p> | |

**BACKGROUND
CONTINUED**

The existing footprint of the house will be retained except for the intended enclosure of a rear open deck to provide additional air-conditioned office space.

A new paved parking lot will be installed in the front-yard for four (4) vehicular parking spaces. The site plan includes the placement of five (5) parking spaces in the rear-yard served by a twelve (12)-foot wide driveway extending north of the building. The existing aluminum picket fence on the front of the property will be relocated to the west to allow installation of a new five (5)-foot wide sidewalk. All other fence locations will remain in place. A new treated wood wheelchair accessible ramp will be installed at the entry front of the house and the existing garage doors will be removed and replaced with a new solid clad façade with an entry door.

Building signage will be installed in accordance with the current sign ordinance and the existing trees and shrubbery will be retained in non-paved areas. A single ground sign will be located along Shackleford Pass.

The applicant is requesting to not install screening via a solid fence or wall or evergreen plantings along the southern and western perimeters of the site. Both areas are heavily wooded and are currently not developed. The applicant has stated should these areas develop with a use less intensive than the office use proposed by the applicant the required screening will be put in place by the applicant.

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