

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 7, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Hansen Revised Short-Form PD-O, located at 400 North Van Buren Street. (Z-8860-A)</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 amend the previously-approved PD-O, Planned Development - Office, to add massage therapy as an allowed use.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends denial of the requested PD-O zoning. The Planning Commission voted to recommend approval of the PD-O zoning by a vote of 8 ayes, 1 nay and 2 absent.</p>	
BACKGROUND	<p>Ordinance No. 20,750, adopted by the Little Rock Board of Directors on July 16, 2013, rezoned the site from R-3, Single-Family District, to PD-O, Planned Development - Office, to recognize an existing office user located in one (1) of the buildings on the site. The hours of operation approved were from 8:00 AM to 5:30 PM, Monday through Friday. There were no exterior modifications to the structure or parking areas proposed. The site contained a paved parking pad along Van Buren for a single car.</p>	

**BACKGROUND
CONTINUED**

The current request is to amend the previously-approved PD-O to add massage therapy as an allowable use for the site. The massage therapy services are offered by appointment only and typically do not overlap with the next client. Other services proposed are childbirth education classes. The applicant indicates the classes will average one (1) to three (3) couples. Classes will be held by appointment only one (1) to two (2) nights per week.

The regular business hours are weekdays from 9:00 AM – 4:00 PM and by appointment only for the massage therapy service. The educational classes are proposed ending by 7:30 PM. The applicant indicates the possibility of one (1) to two (2) Saturdays per month appointment only massage sessions.

The Planning Commission reviewed the proposed PD-O request at its October 12, 2017, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Hillcrest Residents were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.