

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 16, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Miracle Development Revised Short-Form PD-O, located at 14923 Cantrell Road. (Z-7783-D)</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 applicant is proposing to amend the previously-approved PD-O, Planned Development – Office, to allow for a reduction in the overall square-footage proposed for the office building.</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 8 ayes, 0 nays and 3 absent.</p>	
BACKGROUND	<p>The applicant is proposing to amend the previously-approved PD-O, Planned Development – Office, to allow for a reduction in the overall square-footage proposed for the office building. The plan includes the construction of a 4,213 square-foot single-story office building. The plan indicates the placement of eighteen (18) parking spaces in front of the building and a rear parking area containing seven (7) parking spaces. The applicant has indicated the use of the building will be a dental office thus the need for the rear parking area.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PD-O request at its November 30, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Pinnacle Valley Neighborhood Association, the Tulley Cove Property Owners Association and the Westchester 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 and the staff analysis and recommendation.