OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION  
JANUARY 19, 2016 AGENDA

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| An ordinance establishing a Planned Zoning District titled Little Rock Plastic Surgery Short-Form PD-O, located at 15104 – 15122 Cantrell Road. (Z-5817-F) | √ Ordinance  
Resolution  
Approval  
Information Report | Bruce T. Moore  
City Manager |

Submitted By:  
Planning & Development Department

SYNOPSIS  
The request is a rezoning of the site from R-2, Single-Family, to PD-O, Planned Development Office, to allow for the construction of a new medical office clinic on the site.

FISCAL IMPACT  
None.

RECOMMENDATION  
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 10 ayes, 0 nays and 1 absent.

CITIZEN PARTICIPATION  
The Planning Commission reviewed the proposed PD-O request at its November 19, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Tulley Cove Neighborhood Association, the Westchester Neighborhood Association and the Pinnacle Valley Neighborhood Association were notified of the Public Hearing.

BACKGROUND  
The request is a rezoning of the site from R-2, Single-Family, to PD-O, Planned Development Office, to allow the construction of a new medical office clinic on the site containing 2.53 acres.
The clinic is proposed to contain 8,622 square-feet of floor area. The site plan indicates the placement of forty-six (46) parking spaces. The plan also includes a covered drop-off canopy. The plan indicates the placement of a 100-foot building setback and a forty (40)-foot landscape strip along the Cantrell Road frontage.

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