

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

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 15, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Horton’s Orthotics and Prosthetics Short-Form PD-C, located at 5220 West 12<sup>th</sup> Street. (Z-5766-A)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: right;"><b>SYNOPSIS</b></p> <p style="text-align: right;"><b>FISCAL IMPACT</b></p> <p style="text-align: right;"><b>RECOMMENDATION</b></p> <p style="text-align: right;"><b>CITIZEN PARTICIPATION</b></p>	<p>The applicant is requesting rezoning of the site from O-3, General Office District, and C-3, General Commercial District, to PD-C, Planned Development Commercial, to allow for the existing business to remove a portion of an existing structure and construct a new building on the site.</p> <p>None.</p> <p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The Planning Commission reviewed the proposed PD-C 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 Forest Hills, Hope and Oak Forest Neighborhood Associations were notified of the Public Hearing.</p>	

**BACKGROUND**

The applicant is requesting rezoning of the site from O-3, General Office District, and C-3, General Commercial District, to PD-C, Planned Development Commercial, to allow for the existing business, Horton's Orthotics and Prosthetics, to remove a portion of an existing structure and construct a new building on the site. Horton's Orthotics and Prosthetics has been in operation at this location for approximately twenty-five (25) years. Originally the Horton's purchased the property and built an addition to the existing old home, all of which housed their prosthetics business. In 1994, a second addition to the building was constructed to expand the business. At this point the original home is no longer serviceable due to failing foundations and roof, as well as poor electrical and HVAC components, and in fact the layout of the old house no longer works well as a business office for the business. The owner is now proposing to remove the old home and replace it with a new structure to tie into the earlier additions.

The applicant is requesting a variance from the typical development standards for the driveway located on West 12<sup>th</sup> Street. The drive is indicated twenty-five (25) feet from the western property line. The drive is indicated as an exit only drive

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