

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 3, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Little Rock Funeral Home Short-Form POD, located at 8801 Knoedl Court. (Z-4746-E)</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 requesting a rezoning of the site from O-3, General Office District to POD, Planned Office Development, to add a crematorium as an allowable use for the property.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 10 ayes, 1 nays and 0 absent.</p>	
BACKGROUND	<p>A 46.5-foot by 33.5-foot addition will be placed along the eastern side of the building to house the chamber. There are no other changes proposed for the site. The applicant indicates under normal operations there is no smoke or smell generated from the cremation process. Typically no noticeable smoke is emitted. Perhaps, under certain weather conditions condensation will appear. The chamber is multiple combustion chambers used to retain all particulates. Exhaust gases are reburned and circulate through a series of baffles. The process is entirely automated and is monitored continuously, in real time over the internet by the equipment supplier.</p>	

**BACKGROUND
CONTINUED**

The top of the stack will not be above the roof ridge line. Only the upper two (2) feet of the stack will be exposed, and the rest will be included in a chimney. The top of the chimney must be above the elevation of the roof slope at a ten (10)-foot diameter horizontal surface.

Upon approval the equipment supplier will make an air quality permit application to the Arkansas Department of Environmental Quality. The permit is subject to quarterly reporting and inspection. No hazardous or noxious gases will be emitted, and the process is regulated by the State of Arkansas.

The Planning Commission reviewed the proposed POD request at its February 22, 2018, meeting and there were two (2) registered objectors present. All property owners located within 200 feet of the site along with the Pennbrook/Clover Hill 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.