

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 18, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Fitness for Life Short-Form PD-O (Z-6610-A), located at 9414 Colonel Glenn Road.</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	The applicant is requesting a revision to the previously-approved PD-O, Planned Development – Office, to allow for the redevelopment of the site with a new fitness center.	
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 11 ayes, 0 nays and 0 absent.	
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PD-O request at its July 16, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing.	
BACKGROUND	Ordinance No. 17,490, adopted by the Little Rock Board of Directors on February 16, 1999, rezoned the site from R-3, Single-Family, to PD-O, Planned Development - Office. The approval allowed the use of an existing one (1)-story frame residential structure as an office use.	

**BACKGROUND
CONTINUED**

The approval also allowed the construction of a fifty (50)-foot by sixty (60)-foot frame accessory building immediately north of and behind the existing structure. It does not appear the accessory structure was constructed on this site.

The applicant is now requesting a revision to the previously-approved PD-O to allow for the redevelopment of the site with a new fitness center. The structure is approximately 9,800 square-feet. Within the building is a training room, equipment room, ½ gym floor, men and women restrooms with locker areas and showers, office and a small café. No cooking will occur on the premises and only pre-packaged food items will be sold. The facility is not open to general public on a walk-in basis. The fitness center owner trains one-on-one and fitness classes. Outdoor activities may occur with the fitness center. Any area of outdoor activity will be screened by a wood fence. The hours of operation are Monday through Saturday from 5:00 AM to 9:00 PM and Sunday from 2:00 PM to 6:00 PM.

The applicant has indicated a payment in-lieu of street construction will be provided along Colonel Glenn Road. The applicant has indicated a dedication of right of way as per the Master Street Plan will be provided. The applicant has indicated an easement will be provided to the adjacent property owner to allow their existing driveway to remain.

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