

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 19, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Associates Physical Therapy and Pain Short-Form PD-O (Z-8952), located at 1601 Aldersgate 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	<p>The request is a rezoning from R-2, Single-Family, to PD-O, Planned Development – Office, to allow for the construction of a new 3,500 square-foot medical office for an outpatient physical therapy clinic.</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 10 ayes, 0 nays and 1 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-O request at its June 26, 2014, 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.</p>	
BACKGROUND	<p>The request is a rezoning from R-2, Single-Family, to PD-O, Planned Development – Office, to allow for the construction of a new 3,500 square-foot medical office for an outpatient physical therapy clinic. The development is proposed with a single drive from Aldersgate Road to access a twenty-three (23)-space parking area.</p>	

**BACKGROUND
CONTINUED**

The site plan includes an area for future expansion with a similar size building and fourteen (14) additional parking spaces. The applicant has indicated the user of the future building would be a medical office user or a general and professional office user. In the short-term the area for the future office building will be sown with native grass and wild flowers. The applicant has indicated the area may be transformed into a grass field for the purpose of rehabilitation drills for agility and proprioception training. If the area becomes an area for outdoor training the existing scrub brush within the area will be removed and minimal leveling performed to prepare the field for use.

As a separate item on this agenda the applicant is requesting the abandonment of a twenty (20)-foot alley located within the proposed development area. The alley is a north/south alley between Lots 11 and 12 and Lots 13 and 14 Block 16 of the Hicks Interurban Subdivision. The alley is ten (10)-foot wide and extends from now closed West 16th Street 100 feet to the applicant's southern property line. The wastewater utility has requested the alley be retained as an easement but has consented to the abandonment of the area as a public right-of-way.

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