

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 17, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Lyon College Revised POD located at One World Avenue (Z-7381-B).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting that the 25.7-acre property, located at One World Avenue, east of Otter Creek East Boulevard, be rezoned from POD, Planned Office Development, to Revised POD to develop a Dental and Veterinarian College Campus.</p> <p>None.</p> <p>Staff recommends approval of the Revised POD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 0 absent and 2 open positions.</p> <p>The applicant proposes to update the current POD, Planned Office Development, for additional buildings and uses. The project includes the redevelopment of the existing Heifer International Campus into a Dental and Veterinarian College Campus. It includes a series of new streets and extensive site development and construction of 5 new buildings: 1) Dental School; 2) Veterinarian School; 3) East Parking Deck; 4) West Parking Deck; 5) Student Center (expansion of existing building); and the renovation of two (2) floors of the existing Heifer Headquarters Building. The project will include replatting the property with updated lot lines and street rights-of way.</p>	

**BACKGROUND
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This property is the old Heifer Headquarters Building, which is located in the Interstate 30 Planning District. Surrounding the application area is Mixed Use Urban (MXU) and Park/Open Space (PK/OS). The Future Land Use Plan shows Mixed Use Urban (MXU) for the requested area. The application area is in the Presidential Park Design Overlay District (DOD).

The new West Parking Garage will provide spaces for approximately 400 cars. The New Ed Building: Dental/Shared facility will be used for instruction of Dental Medicine and have a small treatment center, including a simulation laboratory, three (3) classrooms and student gathering spaces. The Ed Veterinarian Building will be used for instruction of the Veterinary Medicine, and will have ten (10) classrooms, an anatomy lab, clinical skills lab and communication skills rooms for training the identification of ailments. There will be kennels for canine and felines as well as stations for surgery preparation and recovery. There will be locker rooms for students and spaces for student gathering and group learning. The new East Parking Garage will provide spaces for approximately 500 vehicles and will also include five (5)-ground floor retail spaces and a large mechanical room. The retail spaces are speculative and are approximately 2,500-2,900 square-feet each with front and rear access. The New Auditorium includes a multi-functional conference and performance space with stage, prefunction space, warming kitchen and supporting storage spaces. There is a corner speculative retail space of approximately 3,600 square-feet. The existing museum and multi-purpose conference center will be repurposed into a student center and café. The existing warming kitchen will be replaced with a full-service kitchen with the ability to support conferences and made-to-order food with a limited menu. The existing Heifer Building will continue to be used as an office space. The first and second floor will house the faculty offices for Lyon College, while the third and fourth floors will house Heifer International. There are no major programmatic, structural or mechanical changes proposed for this building.

The Presidential Park DOD allows a maximum building height of forty-five (45) feet between McLean Street and John Street. The existing and proposed building heights are as follows:

- Existing Heifer Headquarters: Building height of 80'-3" and four (4) stories.
- Dental School: Building height of 41'-3" and two (2) stories.

**BACKGROUND
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- Veterinarian School: Building height of 51'-6" and three (3) stories.
- East Parking Deck: Building height of 68'-6" and six (6) stories.
- West Parking Deck: Building height of 46'-6" and six (6) stories.
- Student Center: Building height of 30'-0" and one (1) story.

If there are to be dumpsters on this site, they must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

Any future new sight lighting must be low-level and directed away from adjacent properties.

The applicant submitted a traffic impact study for the proposed project. The traffic impact study has been reviewed and approved by the Engineering Division of the Planning & Development Department.

The Planning Commission reviewed this request at their September 14, 2023, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.