

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 15, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Integrated Psych Solutions Revised POD, located at 218 North McKinley Street (Z-9480-B).</p>	<p>√ Ordinance Resolution</p>	
<p>Submitted By:</p> <p>Planning & Development Department</p>		<p>Bruce T. Moore City Manager</p>
<hr/> <p>SYNOPSIS</p>	<p>The applicant is requesting that the 0.31-acre property, located at 218 North McKinley Street, be rezoned from POD, Planned Office District, to Revised POD to allow for a larger two (2)-story addition to the existing structure than was previously-approval.</p>	
<p>FISCAL IMPACT</p>	<p>None.</p>	
<p>RECOMMENDATION</p>	<p>Staff recommends approval of the Revised POD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.</p>	
<p>BACKGROUND</p>	<p>The applicant proposes to revise the previously- approved POD, Planned Office District, zoning for the property at 218 North McKinley Street in order to reconfigure the two (2)-story addition (which has been partially constructed) to the rear of the existing building.</p> <p>The site is located at 218 North McKinley Street adjacent to the Midtown Overlay District which includes multiple large scale commercial developments.</p>	

**BACKGROUND
CONTINUED**

The building addition originally approved was a twenty-four (24)-foot by thirty-three (33)-foot (792 square-foot) addition. The originally approved addition had a rear setback of ten (10) feet, and side setbacks of over fifteen (15) feet. The height of the building addition was not discussed with the POD approved; however, the underlying R-2, Single-Family District, zoning allows a maximum building height of thirty-five (35) feet.

The applicant constructed an addition to the rear of the building with an area of twenty-four (24) feet by fifty-four (54) feet (1,303 square-foot). The proposed building addition will be set back seven (7) feet, four (4) inches from the south side property line and twenty-four (24), eight (8) inches from the north side property line and ten (10) feet from the west property line.

The applicant is proposing that the revised addition maintain the two (2) levels of interior height. The proposed addition will be approximately twenty-two (22) feet in height, as measured from the finished floor to mid-point of the roof slope. The overall height of the addition, from finished floor to roof peak, will be twenty-five (25) feet, five (5) inches.

The applicant is proposing the larger footprint and a revised roof plan for the addition. The proposal includes revising the roof to a shed type (lean to) configuration which will lower the west eave height from twenty (20) feet to twelve (12) feet and the ridge height to twenty-five (25) feet. To maintain the square footage desired in the second-floor footprint the new interior space will be shifted east above the existing dwelling along with a reconfiguration of the existing structure's roof. The revised height of the proposed addition eliminates the row of second floor windows which existed with the previous proposal. All other aspects and conditions of the original approval shall remain in full effect.

The applicant proposes to provide a new eleven (11) car paved parking area at the east side of the structure with an access drive connecting to McKinley Street. Staff believes the proposed parking will be sufficient. No On-street parking is allowed on McKinley Street. The parking area will be linked to the structures by a new concrete walk and accessible ramp at the south end of the building.

No dumpster is proposed for the site and trash collection will be collected using standard City of Little Rock garbage collection.

**BACKGROUND
CONTINUED**

There applicant is proposing future signage at the east perimeter of the parking area bordering McKinley Street. All signage must comply with Section 36-553 of the City's Ordinance Code.

Any site lighting must be low-level and directed away from the adjacent properties and must conform to all previously approved conditions.

The Planning Commission reviewed this request at their February 10, 2022, 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.