

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 3, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance repealing Ordinance No. 18,497 (June 5, 2001) titled Arkansas Hospice Long-Form POD (Z-4175-G) and revoking a Planned Zoning District. (Z-4175-I)</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 owner of the 9.69± acre tract located at the north end of Dover Drive is requesting that the current zoning of Arkansas Hospice Long-Form POD be revoked and the property returned to its underlying zoning of MF-18, Multi-Family.</p>	
FISCAL IMPACT	<p>None</p>	
RECOMMENDATION	<p>Approval of the Revocation of the POD and restoration of the underlying MF-18.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the revocation request at its February 26, 2015, public hearing, and there was one (1) objector present. Notice of the revocation request had been sent to all owners of properties located within 200 feet of the site. The Commission voted 7 ayes, 1 nay, 1 absent and 2 open positions to recommend approval of the revocation.</p>	
BACKGROUND	<p>On August 1, 1995, the Board of Directors adopted Ordinance No. 16,939 rezoning the site from MF-18, Multi-Family, to POD, Planned Office District, for the development of the Hospice Home Care (Arkansas Hospice) facilities. The multiple building site plan included the following:</p>	

**BACKGROUND
CONTINUED**

- office building
- two (2) inpatient care facility buildings
- chapel building
- childcare building
- medical equipment building
- grounds maintenance building
- future additional inpatient care facility building site
- 122 parking spaces

No development began during the official time frame for submission of a final development plan and the previously approved POD officially expired.

On April 29, 2001, the Little Rock Planning Commission reviewed a request to reestablish the POD zoning for the site and to allow the development to take place as a two-phase development. As was previously requested, the applicant proposed to develop the site to accommodate residential inpatient care for the terminally ill. The phases included the development of Arkansas Hospice Offices (21,406 square-feet) and an inpatient care facility (24,385 square-feet and twenty (20) beds). The second phase of the development included construction of an additional 21,000 square-foot inpatient care facility (twenty (20) beds) a chapel and maintenance building. The applicant indicated all building design would be residential in character. The Little Rock Board of Directors approved the proposed development plan by the adoption of Ordinance No. 18,497 on June 5, 2001.

On March 11, 2004, the Commission approved a two (2)-year time extension on the POD. That time extension has expired. The Hospice development took place elsewhere. The property owner has stated the site will not be developed as was approved under the POD and is requesting revocation of the POD. The zoning will revert to the underlying MF-18.