

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 18, 2017 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Donaghey Building Revised Short-Form PCD, Located at 103 East 7th Street. (Z-9126-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant is proposing to amend the previously-approved PCD, Planned Commercial Development, to update the approval by adding one (1)-unit and allowing the units to be marketed as a mixed income development.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.
BACKGROUND	Ordinance No. 21,240, adopted by the Little Rock Board of Directors on May 17, 2016, rezoned the site from UU, Urban Use District, to PCD, Planned Commercial Development, to allow for the conversion of this fourteen (14)-story structure at 7 th and Main Streets into a Mixed-Use Development. The applicant proposed the use of the basement with 154 on-site storage lockers, seventy-seven (77) bike storage racks, bike work bench and dog wash. The first floor was proposed with a fitness center, laundry facilities, community room, fifteen (15) seat movie-theater, meeting rooms and an outdoor patio with lawn.

**BACKGROUND
CONTINUED**

The ground floor was to include an area that was proposed for retail and/or office lease space. The remaining floors would be converted into 154 units of market rate apartments. The applicant indicated an existing skywalk located over Main Street would be opened to allow residents to access parking spaces in a nearby parking deck.

The applicant is now proposing to amend the previously-approved PCD to update the approval. The changes include the proposed plan to open the skywalk to allow covered access to the nearby parking deck and the change in the occupancy. The skywalk will not be opened and remain closed. Residents will access the parking garage at street level. With the closure of the sky bridge the developer is able to add one (1) additional living unit to the project for a total of 155 units. The applicant also indicates the current economic conditions have dictated the developer seek approval from ADFA to add a mixture of affordable housing units into the planned development. All other conditions and approvals will remain unchanged.

The Planning Commission reviewed the proposed PCD request at its March 16, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Downtown Neighborhood Association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.