

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 3, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Paradise Heights Revised Short-Form PCD, located at 300 East Roosevelt Road. (Z-5239-H)</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	The applicant is requesting to amend the previously-approved PCD, Planned Commercial Development, to allow a mixed use development to occur on the site including residential, office and commercial uses.
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 11 ayes, 0 nays and 0 absent.
BACKGROUND	<p>The property consisted of two (2) tracts of land of 8.99 acres and 1.43 acres. The larger tract contained the main hospital building, approximately 500,000 square-feet and security building 3,488 square-feet. The smaller tract contained two (2) buildings of 9,780 square-feet and 7,600 square-feet.</p> <p>Ordinance No. 16,024, adopted by the Little Rock Board of Directors on March 19, 1991, rezoned this site from R-4, Two-Family District to PCD, Planned Commercial Development, to allow the use of the “Old V.A. Medical Center” with a mix of office, mini-storage, clinics, record and document storage, cold storage, light manufacturing and other similar uses.</p>

**BACKGROUND
CONTINUED**

During the public hearing process it was determined that the applicant would have all I-1, Light Industrial District, enclosed uses, take access only from Roosevelt Road for Tract 1 and use other access points for emergency access only, and also could not have any industrial uses located 100 feet as measured in a horizontal plane, from any point of the building to the property line.

Ordinance No. 16,065, adopted by the Little Rock Board of Directors on July 16, 1991, allowed a revision to the existing PCD zoning to add two (2) more uses to the already approved uses. The applicant proposed to add nursing home and hospital uses as allowable uses for the site. The motion approving the revision to the PCD zoning was for approval of a hospital and a nursing home and excluded psychiatric and mental rehabilitation facilities.

The applicant is now requesting to amend the previously-approved PCD to allow a mixed use development to occur on the site. The project is a complete renovation and repurposing of the Old VA Hospital. The facility will be a mixed use development of commercial, office and residential uses.

The Little Rock Police Department (LRPD) leases space on the second floor of the facility and the plan is for LRPD to remain as a tenant. The applicant anticipates the first floor with retail and office space. The retail/office square-footage is proposed at 17,686 square-feet. An area previously indicated as a restaurant/banquet hall will be mothballed and not completed at this item. The total square-footage including the kitchen space is proposed at 17,653 square-feet. The second floor is proposed for office uses. The total-square footage proposed for office use is 33,167 square-feet. Floors 3 – 11 are proposed as residential. The applicant has indicated the floors will be developed with 217 units of residential housing. Of the 217 units, seventy-six (76) units are proposed with one (1)-bedroom, 122 units are proposed with two (2) bedrooms and nineteen (19) units are proposed with three (3) bedrooms.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PCD request at its February 22, 2018, meeting and there were no registered objectors present. There was one (1) person present who indicated concern with the rezoning request. All property owners located within 200 feet of the site along with the Hanger Hill 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.