

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 4, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Shackleford Forest Communities Long-Form POD, located at 5600 South Shackleford Road. (Z-9408)</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p>Submitted By:</p> <p>Planning & Development Department</p>		
SYNOPSIS	<p>The applicant is requesting POD, Planned Office Development, zoning for this 27.9-acre tract. The property is proposed to be divided into four (4) lots for a substance abuse inpatient, outpatient, research treatment facility.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the POD zoning. The Planning Commission voted 8 ayes, 0 nays and 3 absent to recommend approval.</p>	
BACKGROUND	<p>The applicant is requesting POD zoning for this undeveloped 27.9-acre tract. The property is proposed to be divided into 4 lots with a 1,500-foot commercial collector street. Shackleford Road will be improved to arterial standards abutting the site. The four (4) lots will be developed in phases with uses as follow:</p>	

**BACKGROUND
CONTINUED**

Day Treatment Building (Lot 1): Outpatient day treatment, outpatient private practice, outpatient substance abuse treatment, inpatient acute care unit, pharmacy, cafeteria, gym, CLIA waived lab. 25,000 square-foot building with a eighty-eight (88)-space parking lot.

Research Building (Lot 2): Inpatient and outpatient research, cafeteria, gym, CLIA waived lab. 10,000 square-foot building with a forty (40)-space parking lot.

Professional Office Building (Lot 3): Private practice physician offices for outpatients. 5,000 square-foot building with a twenty-two (22)-space parking lot.

Cottages (Lot 4): Therapeutic communities for psychiatric and substance abuse rehab. Sixteen (16) cottages, 1,500 square-foot per cottage, four (4) bedrooms per cottage, two (2) parking spaces per cottage.

The Planning Commission reviewed this item at their April 25, 2019, meeting and there was one (1) person present with questions regarding the development. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.