

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled the House of Bethesda Short-Form PD-C, located at 6900 Pecan Avenue. (Z-6900-B)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is proposing a rezoning of the site from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow the reuse of the property with a daycare, after school care, a food pantry, community center, church and an events center.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 10 ayes, 0 nays and 1 absent.</p>	
<b>BACKGROUND</b>	<p>On July 19, 2000, staff approved the placement of two (2) portable classrooms on the site. The conditions of building placement included external lighting, parking lot and walks, paint to match the existing buildings, building code compliance, doorway orientation, screening, building separation, skirting and Little Rock Fire Department approval. The approval was from July 2000 to July 2002.</p>	

**BACKGROUND  
CONTINUED**

On July 19, 2002, staff approved an extension for the placement of the portable classrooms on the site. The conditions of approval were the assurance that any new lighting was directed downward and into the site, compliance with any spacing requirements of the Fire Department and/or building codes related to life safety, all structures were to be skirted, provide a hard surface walkways from each building to paved parking lot or to connecting sidewalks. The approval allowed the portable buildings to remain on the site from July 2002 until July 19, 2004.

The applicant is now proposing a rezoning of the site from R-2, Single-Family District, to PD-C, Planned Development - Commercial, to allow the reuse of the property with a daycare, after school care, a food pantry, soup kitchen, community center, church and an events center. The short-term plans include the daycare and after school care. The applicant indicates space has been set aside for the daycare and will house sixty-five (65) children. Their ages range from six (6) weeks to five (5) years. Eight (8) to ten (10) staff will care for the children. At this time transportation will not be provided; however, in the future the applicant is requesting the option to provide transportation. The applicant is proposing after school care for up to fifty (50) children. The ages range from Pre-K to teens. There will be six (6) staff members to provide care for the children.

The Planning Commission reviewed the proposed PD-C request at its February 22, 2018, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing. There is not a contact person listed for the East Little Rock Neighborhood Association in the City of Little Rock's Neighborhood Association listing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.