OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION
JUNE 20, 2017 AGENDA

Subject:	Action Required:	Approved By:
An ordinance establishing a Planned Zoning District titled Markham Harrison Properties Short-Form PD-O, located at 5307 A Street. (Z-6860-E)	√ **Ordinance** Resolution Approval Information Report	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager

SYNOPSIS	The applicant is requesting a rezoning of the site from O-3, General Office District, to PD-O, Planned Development - Office, to allow for the development of a parking lot to serve the office building located at the northwest corner of West Markham and Harrison Streets.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PD-O zoning. The Planning Commission voted to recommend approval of the PD-O zoning by a vote of 11 ayes, 0 nays and 0 absent. The City Beautiful Commission reviewed the request at their June 1, 2017, public hearing and voted to support the reduction in the landscape strip along the eastern and western perimeters.
BACKGROUND	The project is located on the south side of A Street between Harrison and Tyler Streets. The applicant is requesting a rezoning of the site from O-3, General Office District, to PD-O, Planned Development Office, to allow the development of a parking lot to serve the office building located at the Northwest corner of West Markham and Harrison Streets.

BACKGROUND CONTINUED

The site plan includes the placement of a five (1)-foot, one (1)-inch landscape strip along the eastern and western perimeters.

The Planning Commission reviewed the proposed PD-O request at its April 27, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Hillcrest Residents 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.