

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 6, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Mid-town and Fair Park Revised Short-Form PCD, located on the Southwest corner of Interstate 630 and Fair Park Boulevard. (Z-8472-D)</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	<p>The applicant is proposing to amend the previously-approved PCD, Planned Commercial Development, to allow for the placement of a parking deck over a previously-proposed parking lot and to allow additional square-footage to the office building.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>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.</p>	
BACKGROUND	<p>Ordinance No. 21,330, adopted by the Little Rock Board of Directors on November 3, 2016, allowed a revision to the previously approved PCD, Planned Commercial Development, for the northern portion of the site, Lots 3 – 5. The approval was to allow the construction of a 120-foot by 120-foot building envelope for a four (4)-story medical office building.</p>	

**BACKGROUND
CONTINUED**

The plan indicated the placement of sixty-one (61) staff parking spaces, thirty-one (31) handicap parking spaces and 173 patient parking spaces. The hours of operation approved were from 6:00 AM to 8:00 PM, Monday through Friday and from 8:00 AM to 12:00 PM on Saturday.

The applicant is now proposing to amend the previously approved PCD to allow for the placement of a parking deck over a previously-proposed parking lot. The plan also includes two (2) small additions to the previously approved building envelope. The applicant indicates approximately 1,500 square-feet will be added to the northern and southern facades of the building. There are no other modifications proposed for the site.

The Planning Commission reviewed the proposed PCD 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 Oak Forest Neighborhood Association, the Forrest Hills Neighborhood Association and the University District 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.