

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 6, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 510 – 524 Main Street Revised Short-Form PCD, located at 510 – 524 Main Street. (Z-8872-A)</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 seeking approval of a revision to an existing PCD, Planned Commercial Development, zoning for the property located at 510 – 524 Main Streets to allow for flexibility in the redevelopment of the three (3) buildings.</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 9 ayes, 0 nays and 2 absent.</p>	
BACKGROUND	<p>The legal description for the current zoning covers all three (3) properties but the write-up only addresses the uses of the MM Cohn Building, located at 510 Main Street. The applicant is requesting to utilize the first floors of the properties with office and/or retail including restaurant users. The basement of the property is set to become parking for tenants and the upper floors 2 – 5 are proposed with multi-family or a mixture of commercial, office and residential. The plan also includes the possibility of a rooftop pool, garden, patio and gathering area for residents and guest.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PCD request at its August 11, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Downtown Neighborhood Association, the MacArthur Park Neighborhood Association and the River Market 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.