

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 20, 2015 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance establishing a Planned Zoning District titled MEMS Headquarters Short-Form PD-O (Z-8998), located at 1022 West 8th Street.</p> <p>Submitted By:</p> <p>Department of Planning and Development</p> | <p>√Ordinance Resolution Approval Information Report</p> | <p>Bruce T. Moore City Manager</p> |
| SYNOPSIS | <p>The applicant is seeking a rezoning from UU, Urban Use District, to PD-O, Planned Development – Office, to allow the approval of a site plan for the redevelopment of the future MEMS headquarters.</p> | |
| FISCAL IMPACT | <p>None.</p> | |
| RECOMMENDATION | <p>Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the PD-O zoning by a vote of 10 ayes, 0 nays and 1 absent.</p> | |
| CITIZEN PARTICIPATION | <p>The Planning Commission reviewed the proposed PD-O request at its December 18, 2014, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Downtown Neighborhood Association were notified of the Public Hearing.</p> | |
| BACKGROUND | <p>The applicant is seeking a rezoning from UU, Urban Use District to PD-O, Planned Development – Office, to allow the approval of a site plan for the redevelopment of the future MEMS Headquarters.</p> | |

**BACKGROUND
CONTINUED**

The applicant has previously presented to the City their Master Plan for redevelopment of the site. The applicant is now requesting the rezoning to establish the plan and future components.

On the site plan, the new headquarters building is shown in the southwest corner of Block 289, setback from the property line to allow for the width of the spread footing. Directly to the north is the visitor and eight (8) to five (5) employee parking lot of twenty-nine (29) regular spaces and four (4) ADA compliant parking spaces, surrounded by an ornamental metal fence and appropriate landscape screening. MEMS currently has this proposed parking area enrolled as a brownfield site with Arkansas Department of Environmental Quality (AEDQ) due to the presence of dry-cleaning chemicals beneath the grounds surface. Building or disturbing the earth's surface with anything other than parking on this portion of the site is not possible due to the agreement with ADEQ.

To the east of the headquarters building is the vehicular use area for ambulances and other MEMS support vehicles. This includes five covered drive-thru bays for ambulance cleaning and resupply. The parking shown in the southeast corner of Block 289, is exclusively for parking of ambulance trucks. Between every two (2) parking spaces will be a bollard containing electrical connections for charging the ambulance batteries. This area, while containing islands, is best described as a vehicular service yard similar to those utilized by local utility providers. On the south side of the headquarters building is the service entry and delivery dock. The extensive concrete paving in this location is to accommodate heavy, semi-truck turning in order to access the dock. The portion of the site leased from AHTD, directly south of 8th Street, will be utilized as parking for the twenty-four (24) hour/seven (7) days a week employees. The existing main building will remain until the new headquarter building is built. At some point in the future, the main building may be removed to provide more secure parking. West 8th Street connection to the Interstate 630 West entrance ramp has been permanently closed based on approval from AHTD and MEMS.

**BACKGROUND
CONTINUED**

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.