

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 7, 2017 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Woodruff School Apartments Short-Form PD-R, located at 3010 West 7<sup>th</sup> Street. (Z-5380-D)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<b>SYNOPSIS</b>	The request is to rezone the site from R-3, Single-Family District, to PD-R, Planned Development - Residential, to allow for the redevelopment of the site with multi-family and a restaurant.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 9 ayes, 0 nays and 2 absent.
<b>BACKGROUND</b>	The applicant is requesting to rezone the site from R-3, Single-Family District, to PD-R, Planned Development – Residential, to allow for the conversion of the existing building into a mixed use facility which includes apartments, on-site outdoor community space and a restaurant. The new multi-family is proposed as a significant part of the plan which is to introduce a residential component to the surrounding area. The applicant is proposing thirty-eight (38), one (1) to two (2)-bedroom apartments amounting to roughly 25,000 square-feet of the building. According to the applicant the neighborhood around the Woodruff building and campus is in need of new residential housing and the Redevelopment Plan proposed

**BACKGROUND  
CONTINUED**

will combine traditional layouts with an open-spaced, more contemporary aesthetic that makes use of the existing features. The applicant indicates as best they can the intention is for the apartments to represent the neighborhood itself, both its unique history and its hopeful future.

A community/media room is proposed by reserving roughly 1,000 square-feet on the first (partial basement) level. The community/media room is proposed for use by local non-profits, local neighborhood association and nearby community stakeholders such as UAMS and Arkansas Children's Hospital. The applicant states this will create a collaborative, media-rich space that can host both small and large, formal and informal events. According to the applicant, the redevelopment of the Woodruff Building and campus will also serve to link community members both from the immediate neighborhood and elsewhere in the City. To this end, the rationale behind the community room is simple: to provide a space where positive and purposeful connections can be made. The applicant envisions everything from organized lectures, meetings seminars and community forums to more informal events such as book readings and theater classes.

A community outdoor space, located outside the building on the north side, is proposed to create a small, thoughtfully designed park space and courtyard/plaza. According to the applicant, this will include new playground equipment and passive paved plaza space that can be used for outdoor dining, weekend festivals, farmers markets and other community uses. This will provide the entire community with a safe, family-friendly place to play. All of these components help support the belief that outdoor activities – enabled by planned design and development – are essential to a culture of healthy living from which any and every community stands to benefit.

A food and beverage operation is proposed within the existing cafeteria/auditorium on the north side of the building which is proposed to be converted to a space for a full service restaurant. This space will utilize the existing commercial kitchen and grease trap on-site today.

The Planning Commission reviewed the proposed PD-R request at its October 12, 2017, meeting and there were registered supporters and objectors present. All property owners located within 200 feet of the site along with the Capitol View Stiff Station 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.