

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Goodwill Industries of Arkansas – the Excel Center – Long-Form PID, located at 7400 Scott Hamilton Drive. (Z-8198-A)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The request is a rezoning from I-2, Light Industrial District, to PID, Planned Industrial Development, to add a public school as an allowable use for the site.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested PID zoning. The Planning Commission voted to recommend approval of the PID zoning by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>	
<b>BACKGROUND</b>	<p>The applicant is requesting rezoning of the property located at 7400 Scott Hamilton Drive from I-2, Light Industrial District to PID, Planned Industrial Development, to accommodate I-2, Light Industrial District, uses plus the use of up to 10% of the building area as an adult high school, known as the Excel Center, as a permitted use not to exceed 58,700 square-feet. The Excel Center will be built within the existing office space in an area with over 10,000 square-feet of space.</p>	

**BACKGROUND  
CONTINUED**

Goodwill will alter the space to meet the needs of the Excel Center, meeting guidelines set by Goodwill Education Initiatives, and following all applicable State and Federal Laws relating to schools and child care centers. The request to allow the high school to occupy up to 10% of the building area is to allow the program to expand in future years.

Many are familiar with Goodwill and its mission to change lives through education, training, and employment. To assist it in fulfilling its mission, in 2012, Goodwill purchased the warehouse located at 7400 Scott Hamilton Road overlooking Interstate 30 in south Little Rock. The warehouse is used as Goodwill's Resource Center – the headquarters of Goodwill Industries of Arkansas. The 587,000 square-foot one (1)-story facility has paved parking for more than 1,000 vehicles. A Rock Region Metro bus stop is located in the parking lot directly in front of the building.

The facility is presently used for Goodwill career services, adult education and job training programs, an outlet store, a production warehouse, and administrative offices. Approximately 60,000 square-feet is currently devoted to administrative, training and educational programs. Much of the interior area is currently not in use. In an effort to expand the services to offers its clients, Goodwill has applied to form a first-of-its-kind adult high school. Goodwill will offer high school degrees to adults, with a targeted enrollment of 100 students.

The Planning Commission reviewed the proposed PID request at its November 3, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site, Southwest Little Rock United for Progress and the Upper Baseline Neighborhood Association were notified of the public hearing.