

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 3, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled The House of Vision Revised Short-Form POD (Z-8292-A), located at 1921 Wright Avenue.</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 requesting to revise the previously-approved POD, Planned Office Development, to allow the use of a portion of the structure as residential.</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 POD zoning by a vote of 10 ayes, 0 nays, 0 absent and 1 open position.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed POD request at its January 29, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Central High and Wright Avenue Neighborhood Associations were notified of the Public Hearing.</p>	
BACKGROUND	<p>Ordinance No. 19,915, adopted by the Little Rock Board of Directors on February 5, 2008, rezoned the site from R-4, Two-Family District, to POD, Planned Office Development, to allow the existing duplex to be renovated for an activity center and private offices.</p>	

**BACKGROUND
CONTINUED**

The applicant proposed persons using the House of Vision, an office next door located at 1971 Wright Avenue, as meeting room space to plan activities, extended business meetings, private family gatherings and other small community meetings. The House of Vision would allow free office space for job development and placement of ex-felons, stop the violence program, personal growth and development for targeted populations and other community services.

The applicant is now requesting to revise the previously-approved POD, Planned Office Development, to allow the use of a portion of the structure as residential. The building located on the site was constructed as a duplex. The structure now serves as an activity center and private office space. The unit located at 1921 Wright Avenue will become the private residence while the 1853 Summit Street unit will continue to function with private offices, meeting space and public gathering space. The residential request is to accommodate a family member in need of a place to live on a temporary basis.

The building has ample space to accommodate the addition of the residence. The structure contains 4,900 square-feet. The residence will contain 2,200 square-feet and the remaining 2,700 square-feet will be used for office space and public gatherings. The applicant has stated the uses include graduation ceremonies for Dr. Emma Rhodes Education Center (EREC) located at 1815 Wright Avenue, small community meetings, extended business meetings not held in the EREC building and office space.

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