

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 18, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Bank of the Ozarks Revised Long-Form PCD, located on the northwest corner of Cantrell Road and Chenonceau Boulevard. (Z-4343-II)</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 request is a revision to the previously-approved PCD, Planned Commercial Development, to allow a modification to the site plan and amend the allowable uses for the overall development.</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 10 ayes, 0 nays and 1 absent.</p>	
BACKGROUND	<p>Ordinance No. 21,199, adopted by the Little Rock Board of Directors on April 5, 2016, rezoned 33.5 acres from R-2, Single-Family District, O-3, General Office District, and C-3, General Commercial District, to PCD, Planned Commercial Development, to allow for the development of this site as the Bank of the Ozarks corporate headquarters and campus. The project was proposed in multiple phases (seven (7) phases total). The first phase included the construction of a five (5) level office building and underground parking.</p>	

**BACKGROUND
CONTINUED**

The total building square-footage for Phase 1 was 180,000 square-feet of office space. The plan included 290 parking spaces within the parking deck and 275 surface spaces for a total of 565 parking spaces.

Phases 2 through 7 included the construction of additional buildings and associated parking. The uses approved were uses as allowed in the C-3 and O-3 Zoning Districts.

The applicant is now proposing to amend the previously-approved PCD to make changes to the plan and add several uses; however, the overall area remains at 33.5 acres. The revised site plan for the Bank's headquarters has moved the main building into the center of the site. This initial phase contains 230,000 square-feet. A 25,000 square-foot conference center has been added and will be attached to the headquarters building and be constructed as part of the initial phase. A hotel with restaurants has been added to the plan and is contemplated in Phase 2 along with a parking deck in the northwest corner of the property that will contain 120 parking spaces.

The Planning Commission reviewed the proposed PCD request at its March 16, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Aberdeen Court POA, the Duquesne Place POA and the Maywood Manor 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.