

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 18, 2023 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance approving a Planned Zoning Development titled Lot 5, The Village at Rahling Road Revised PCD, located on the west side of Rahling Circle, 225 feet south of Rahling Road (Z-6323-BB).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution</p> | <p>Bruce T. Moore City Manager</p> |
| SYNOPSIS | <p>The applicant is requesting that the 3.31-acre property, located at on the west side of Rahling Circle, 225 feet south of Rahling Road, be rezoned from PCD, Planned Commercial Development, to Revised PCD, to allow for the construction of a one (1)-story Micro Hospital.</p> | |
| FISCAL IMPACT | <p>None.</p> | |
| RECOMMENDATION | <p>Staff recommends approval of the Revised PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent and 1 abstention.</p> | |
| BACKGROUND | <p>The applicant proposes to revise an existing approved PCD, Planned Commercial Development, to develop a 3.31-acre site to allow for the construction a one (1)-story Micro Hospital that will contain nine (9) emergency rooms and four (4) patient rooms. The site is undeveloped and mostly wooded, and the property represents a continuation of development of an existing approved PCD. The overall site contains a mixture of office and commercial uses in all directions. The property is located in the Chenal Overlay Design District.</p> | |

**BACKGROUND
CONTINUED**

All building setbacks comply with the City's Zoning Code for structures in commercial zones.

The proposed building will be 18,661 square-foot in area and will operate twenty-four (24) hours a day, seven (7) days a week. The building will not exceed thirty-five (35) feet in height.

Access to the site will be from a concrete driveway which extends from Rahling Circle. The site plan indicates an existing cross-access easement with the bank facility to the west and a cross-access easement for the development to the east.

The applicant is proposing fifty (50) parking spaces of which twenty-four (24) will be in the front of the building along Rahling Circle. The site plan indicates parking spaces along the west and south sides of the building. Additional parking spaces are provided further south behind the building along a retaining wall as required. Staff feels the parking is sufficient to serve the proposed use.

The applicant notes a monument style sign to be located in the northwestern portion of the property at the entrance to the site along Rahling Circle. Any signage must conform to Section 36-349 of the City's Zoning Ordinance.

The applicant notes all sight lighting will be low-level and directed away from adjacent properties.

A dumpster will be located on the west side if the building adjacent to the loading zone. The dumpster shall comply with screening requirement as per Section 36-523(d) of the City's Zoning Ordinance.

The Planning Commission reviewed this request at their March 9, 2023, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.