

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 19, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Pleasant Ridge West Lot 3C Revised Short-Form PD-C, located at 11701 Pleasant Ridge Road. (Z-8851-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>
<p><b>SYNOPSIS</b></p> <p><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p><b>BACKGROUND</b></p>	<p>The applicant is proposing to revise the previously-approved PD-C, Planned Development - Commercial, to allow for the construction of a six (6)-story hotel containing 137 guest rooms and parking.</p> <p>None.</p> <p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 6 ayes, 5 nays and 0 absent.</p> <p>Ordinance No. 20,753, adopted by the Little Rock Board of Directors on July 16, 2013, rezoned this site from O-3, General Office District, to PD-C, Planned Development – Commercial, to allow for the construction of a four (4)-story hotel with 130 guest rooms and parking to meet code. The brand had not been determined but the anticipation was a “high end” hotel with all the amenities. As approved the site plan included a covered “drop-off” canopy, outdoor pool with an optional indoor pool, sports court and two (2) outdoor patio areas. The hotel was to have a full-service restaurant and a bar.</p>	

**BACKGROUND  
CONTINUED**

The applicant is now proposing to revise the previously-approved PD-C to allow for the construction of a six (6)-story hotel containing 137 guest rooms and parking. The brand has not been determined but the applicant anticipates a “high end” hotel brand. The site plan indicates the placement of a covered canopy for drop-off, outdoor pool with an optional indoor pool, sports court and two (2) outdoor patio areas. The hotel will contain a full service restaurant and bar.

The building is proposed to be six (6) stories with a maximum building height of 80-feet. The building is proposed to contain 137 guest suites. The plan indicates the placement of 150 parking spaces. The site lighting is to be low level, directed downward and into the site. The maximum pole height proposed for the parking lot lighting is thirty (30) feet. The hours of dumpster service are from 7:00 AM to 6:00 PM, Monday through Friday.

The Planning Commission reviewed the proposed PD-C request at its February 25, 2016, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Walton Heights Property Owners Association, the Pleasant Forest Property Owners Association, the Pleasant Valley Property Owners 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.