

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 7, 2020 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled O'Reilly Senior Living Facility Long-Form POD, located northwest of the intersection of Chenal Valley Drive and Rahling Road. (Z-9479)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p align="center">√ Ordinance Resolution</p>	<p>Approved By:</p> <p align="right">Bruce T. Moore City Manager</p>
<p align="center">SYNOPSIS</p> <p align="center">FISCAL IMPACT</p> <p align="center">RECOMMENDATION</p> <p align="center">BACKGROUND</p>	<p>The applicant is requesting approval of a POD, Planned Office Development, to allow for the construction of a senior living community composed of independent living units, assisted living units, and memory care units.</p> <p>None.</p> <p>Staff recommends approval of the POD zoning. The Planning Commission voted 9 ayes, 0 nays and 2 absent to recommend approval.</p> <p>The property at the northwest corner of Chenal Valley Drive and Rahling Road is under the ownership of the Arkansas Teacher Retirement System; however, the property is within two (2) zoning districts. The portion closer to Chenal Valley Drive is zoned C-1, Neighborhood Commercial District, while the eastern section is designated O-2, Office and Institutional District. All 12.03-acres are wooded.</p>	

**BACKGROUND
CONTINUED**

The applicant is proposing a senior living community with independent living units, assisted living units, and memory care units. This use is considered as an institutional-type use and is appropriate to be located within the POD, Planned Office Development, zoning designation.

A total of 195 beds in 158 units are planned. The independent living portion of the project would be a three (3)-story structure with of one (1) and two (2)-bedroom units. The assisted living and memory care units are within a one (1)-level building. The overall square-footage is 163,014 square-feet.

The community will also offer services and amenities, such as a beauty shop, exercise space, and social rooms. The assisted living units will offer private apartments for seniors who require hands-on personal care services. Memory care units are designed for the safety and comfort of cognitively impaired residents.

The Arkansas Health Services Permit Agency (AHSPA) controls the approval of all licensed beds, being the assisted living and memory care units in this facility. Little Rock has a defined unmet demand exceeding 500 licensed beds. This community would provide sixty (60) licensed beds, in addition to the independent units. The continuum of care model helps seniors to age in place within the community.

The application for this facility will be submitted to AHSPA on February 1, 2020, with an anticipated approval date in May 2020, full architectural design will begin and construction would begin by the end of 2020.

The Planning Commission reviewed this request at their February 20, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site were notified of the public hearing.