

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 15, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Boyle Building Short-Form PCD, located at 500 South Main Street. (Z-7218-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>The applicant is requesting a rezoning of the site from UU, Urban Use District, to PCD, Planned Commercial Development, to allow for the redevelopment of the Boyle Building as a mixed-use development including multi-family at a density greater than typically allowed within the UU Zoning District.</p>	
<p><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 9 ayes, 0 nays and 2 absent.</p>	
<p><b>BACKGROUND</b></p>	<p>The applicant is requesting a rezoning of the site from UU, Urban Use District, to PCD, Planned Commercial Development, to allow for the redevelopment of the Boyle Building as a mixed-use development. The applicant has indicated the development will potentially include multi-family at a density greater than currently allowed in the UU Zoning District.</p>	

**BACKGROUND  
CONTINUED**

According to the applicant the building is currently vacant and awaiting revitalization. The planned uses of the Boyle Building include hotel, office, commercial tenants on the ground floor of the structure, and up to ninety-six (96) apartments. The building will be repurposed and revitalized in a single phase.

The Planning Commission reviewed the proposed PCD request at its July 20, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Downtown Neighborhood Association and the MacArthur Park 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.