

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 16, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Arkansas Children’s Hospital Pediatric Clinic Short-Form POD, located on the east side of 9000 Block of Dailey Drive. (Z-8764-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>

<b>SYNOPSIS</b>	The applicant is requesting approval for a rezoning from R-2, Single-Family District, to POD, Planned Office Development, to allow Arkansas Children’s Hospital to construct a new one (1)-story, 11,555 square-foot pediatric clinic on this site.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 10 ayes, 0 nays and 1 absent.
<b>BACKGROUND</b>	The applicant is requesting approval for a rezoning from R-2, Single-Family District, to POD, Planned Office Development, to allow Arkansas Children’s Hospital to construct a new one (1)-story, 11,409 square-foot pediatric clinic on this site. The clinic is planned to serve the Southwest Little Rock community. The facility will be located just east of Dailey Drive and south of Baseline Road. The site is located just south of the Pulaski County Southwest Health Unit.

**BACKGROUND  
CONTINUED**

The normal hours of operation are from 8:00 AM to 5:00 PM. Monday through Friday, with possible extended hours in the future.

As with the construction of the health unit the City will continue to own the land and will offer a ninety-nine (99)-year lease to Arkansas Children's Hospital.

The Planning Commission reviewed the proposed PCD request at its June 30, 2016, meeting and there were no registered objector present. All property owners located within 200 feet of the site were notified of the Public Hearing along with the Chicot Neighborhood Association and Southwest Little Rock United for Progress. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.