

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 17, 2021 AGENDA**

Subject	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Office District titled Peer POD, located at 1850 South Ringo Street (Z-9597).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the property, located at 1850 South Ringo Street, be rezoned from R-4, Two-Family District, to POD, Planned Office District, to allow for a small office/residential development.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the POD rezoning. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.
BACKGROUND	<p>The applicant proposes to rezone the 0-17 acre property located at 1850 South Ringo Street from R-4, Two-Family District, to POD, Planned Office District. The undeveloped property is located at the southwest corner of South Ringo Street and Wright Avenue. A paved alley is located along the rear (west) property line. The property is comprised of one (1) platted lot.</p> <p>The applicant proposes to construct a two (2)-story building near the center of the lot. The building will be forty (40) feet by forty (40) feet in area. The first floor will include two (2), twenty (20)-foot by forty (40)-foot lease spaces. The second floor will consist of two (2) residential apartment units.</p>

**BACKGROUND
CONTINUED**

The proposed building height will be twenty-one (21) feet to the eave, and the overall height will not exceed thirty-five (35) feet. The underlying R-4 zoning allows a maximum building height of thirty-five (35) feet.

The applicant proposes the first floor units to be occupied by permitted O-1, Quiet Office District, uses. The hours of operation will be from 8:00 AM to 5:00 PM, Monday through Friday. The second floor will be occupied by two (2) residential apartment units.

The applicant proposes a driveway from South Ringo Street at the southeast corner of the site. This driveway will access three (3) parking spaces on the east side of the building which will serve the two (2) apartment units. A second driveway is proposed from the alley right-of-way at the northwest corner of the lot. This driveway will access four (4) parking spaces on the west side of the building which will serve the first floor office uses. The proposed parking will comply with typical ordinance standards and should be sufficient to serve the proposed use.

A dumpster area will be located at the southwest corner of the site, and will be accessed from the alley right-of-way. The applicant notes that the dumpster area will be screened as per ordinance requirements.

Any signage placed on the site must comply with Section 36-553 of the City's Zoning Ordinance (signs allowed in office zones).

Any site lighting must be low-level and directed away from adjacent properties.

The applicant proposes to construct a six (6)-foot high wood screening fence along the south property line where adjacent to residential use.

The applicant notes that the proposed development will comply with the City's Landscape and Buffer Ordinances.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed POD rezoning.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their July 8, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all neighborhood associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission Minute Record for the complete staff analysis.