

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 20, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Kaufman Development, LLC - PD-C, located at 1222-1226 Kaufman Road (Z-10004).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting that the 2.2-acre property, located at 1222-1226, be rezoned from O-3 General Office District, and POD Planned Office District, to PD-C, Planned Development – Commercial, to allow for hotel development.</p> <p>None.</p> <p>Staff recommends approval of the Revised PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, and 3 absent.</p> <p>The applicant is requesting that the 2.2-acre property, located at 1222-1226, be rezoned from O-3 General Office District, and POD Planned Office District, to PD-C, Planned Development – Commercial, to allow for the construction of a 4-story, 50,220 square foot hotel containing ninety-seven (97) guestrooms located between 1222-1226 Kaufman Road.</p> <p>The proposed site is currently undeveloped and located to the west of I-430, South of Kanis Road. Properties in the general area contain commercial and office uses in all directions.</p>	

**BACKGROUND
CONTINUED**

The proposed hotel building will be located well over forty (40) feet from all property lines. The proposed building will have a height of fifty-five (55) feet. All proposed building setbacks and building height conform with ordinance standards.

The site plan shows thirty (30) foot wide access drives located at the north and south ends of the property extending from Kaufman Road. The applicant must provide cross access easements to adjacent properties for the proposed driveways along the west property line.

Parking spaces are shown on all sides of the building with most of the parking spaces located behind the building. The applicant is proposing one hundred twenty-two (122) total parking spaces located on the site. Section 36-502(b)(1)(f) of the City's Zoning Ordinance requires a minimum of one hundred-six (106) parking spaces. Staff feels the parking provided is sufficient to serve the use.

The applicant did not provide a signage plan at this time. Any future signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The site plan shows the dumpster area located along the south property line. The dumpster area must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The Planning Commission reviewed this request at their July 11, 2024, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.