

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 21, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Little Rock School District – Southwest High School Long-form PD-C, located at 9715 Mabelvale Pike, the intersection of Mabelvale Pike and Sibley Hole Road (Z-3459-J)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The request is a rezoning from C-3, General Commercial District, R-2, Single-Family District and OS, Open Space District, to PD-C, Planned Development - Commercial, to allow for the development of sixty-one (61) acres with a new Little Rock School District High School Campus.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 9 ayes, 0 nays and 2 absent.</p>	
BACKGROUND	<p>The Little Rock School District is planning to build a new high school in Southwest Little Rock that will combine the student populations of JA Fair and McClellan High Schools. The site is approximately sixty-one (61) acres at the corner of Mabelvale Pike and Sibley Hold Road. The campus is bordered on the west by a small neighborhood off Mabelvale Pike, senior living apartments on Richsmith Lane to the north, ABC Block Company to the east and the Union Pacific Railroad line and Mann Road to the south.</p>	

**BACKGROUND
CONTINUED**

Current zoning of the property is R-2, Single-Family District, along Mabelvale Pike with the remaining property being zoned C-3, General Commercial District, and OS, Open Space District. The request is to rezone the property to PD-C, Planned Development - Commercial, to allow for the development of the site with the high school campus and allow flexibility of the buffer zones and height restrictions on the buildings.

The construction will include a three (3)-story high school building containing sixty-five (65) classrooms, offices, cafeteria and auditorium. The building height is indicated at eighty (80) feet which is a result of the auditorium space. The remaining building heights will be much lower. The plan includes the construction of athletic fields, football/soccer, baseball/softball and track. The construction will also include the construction of a new gymnasium. Incorporated within the athletic fields are associated support buildings, lighting, scoreboards and bleachers. Lighting will be directed to the playing fields to limit the amount of light spilling from the site.

The plan also includes associated parking. The eastern most parking area will be developed in a later phase. Also the service drive located around the ball fields will be constructed with gravel. The material will be adequate to support emergency vehicles. The applicant indicates portions of the athletic fields may also be phased.

The Planning Commission reviewed the proposed PD-C request at its February 16, 2017, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Mavis Circle Neighborhood Association, the Pinedale Neighborhood Association and Southwest Little Rock United for Progress 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.