

FILE NO.: Z-9126-A

NAME: Donaghey Building Revised Short-form PCD

LOCATION: 103 East 7th Street

DEVELOPER:

Jeannie Hilfiker (Owners Representative) of LRMU, LP
623 Herdon Parkway Suite 360
Herdon, VA 20170

SURVEYOR:

Global Surveying Consultant, Inc.
6511 Heilman Court
North Little Rock, AR 72118

AREA: 0.404 acres

NUMBER OF LOTS:1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 5 – Downtown

CENSUS TRACT: 44

CURRENT ZONING: PCD

ALLOWED USES: UU, Urban Use District uses including the allowance of multi-family residential at a density greater than 72 units per acre

PROPOSED ZONING: Revised PCD

PROPOSED USE: Allow a change in the occupancy from 100% Market Rate

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 21,240 adopted by the Little Rock Board of Directors on May 17, 2016, rezoned the site from UU, Urban Use District to PCD, Planned Commercial Development, to allow the conversion of this 14-story structure at Seventh and Main Streets into a mixed use development. The applicant proposed the use of the basement with 154 on-site storage lockers, 77 bike storage racks, bike work bench and dog wash. The first floor was proposed with a fitness center, laundry facilities, community room, 15 seat movie-theater, meeting rooms and an outdoor patio with lawn. The ground floor was to include an area that was proposed for retail and/or office lease space. The

remaining floors would be converted into 154 units of market rate apartments. The applicant indicated an existing skywalk located over Main Street would be opened to allow residents to access parking spaces in a nearby parking deck.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved PCD, Planned Commercial Development, to update the approval. The changes include the proposed plan to open the skywalk to allow covered access to the nearby parking deck and the change in the occupancy. The skywalk will not be opened and remain closed. Residents will access the parking garage at street level. With the closure of the sky bridge the developer is able to add one (1) additional living unit to the project for a total of 155 units. The applicant also indicates the current economic conditions have dictated the developer seek approval from ADFA to add a mixture of affordable housing units into the planned development. All other conditions and approvals will remain unchanged.

B. EXISTING CONDITIONS:

This area of Main Street is primarily owned and used by the State. There are a number of buildings currently under redevelopment in this area to include lease space for residential and non-residential uses. The City's project for improving Main Street have been completed but stops at 6th and Main Streets.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Downtown Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. SUBDIVISION COMMITTEE COMMENT: (February 22, 2017)

The applicant was not present. Staff presented the item stating there were no outstanding technical issues in need of addressing related to the site plan. Staff stated the request was to amend the previously approved PCD, Planned Commercial Development, was to allow a mixed income development as opposed to a 100% market rate development. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

F. ANALYSIS:

There were no outstanding technical issues associated with the request in need of addressing via a revised site plan raised at the February 22, 2017, Subdivision Committee meeting. The applicant is proposing to amend the previously approved PCD, Planned Commercial Development, to update the approval. The previous approval proposed to open the skywalk to allow covered access to a nearby parking deck. Based on agreements with an adjacent tenant the skywalk will not be opened and will remain closed. Residents of the apartments will access the parking garage at street level. With the closure of the sky bridge the developer can add one (1) additional living unit to the project for a total of 155 units.

The original approval indicated all the units would be market rate apartments. The applicant now requests to add a mixture of affordable housing units to the planned development. The applicant states the current economic conditions have dictated they seek approval from ADFA for a portion of the units to be offered for low income residence. All other conditions and approvals will remain unchanged.

Staff is supportive of the applicant's request. The applicant is seeking approval to allow a mixed income development. All other aspects of the development remain as with the original approval including the tenant amenities within the ground floor and basement. To staff's knowledge there are no remaining outstanding technical issues associated with the request.

G. STAFF RECOMMENDATION:

Staff recommends approval of the request to amend the previously approved PCD, to allow a change in the tenant mix of the building.

PLANNING COMMISSION ACTION:

(MARCH 16, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to amend the previously approved PCD, to allow a change in the tenant mix of the building. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.