

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 16, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Presbyterian Village Revised Short-Form POD, located at 510 Brookside Drive (Z-7091-A)</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 applicant is requesting to revise the previously-approved PD-R, Planned Development - Residential, and to rezone the site to POD, Planned Office Development, to allow for the construction of a chapel along the Brookside Drive face of the building for the residents.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 11 ayes, 0 nays and 0 absent.</p>	
BACKGROUND	<p>Ordinance No. 18,593, adopted by the Little Rock Board of Directors on November 20, 2001, rezoned the property from O-3, General Office District (southern portion of the site), and R-2, Single-Family District, to PRD, Planned Residential Development. The rezoning was proposed as a redevelopment and expansion of the facilities for Presbyterian Village. The southern site which contained the nursing home and the independent living apartments was to be razed and a new three (3)-story health care building and parking was proposed for this site. The north site was</p>	

**BACKGROUND
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undeveloped O-3 and R-2 zoned property. This area was proposed with independent living cottages, a multi-story independent living apartment building. The development did not occur. The southern buildings have remained and the northern property remains undeveloped.

The applicant is requesting to revise the previously-approved PD-R, Planned Development - Residential, and to rezone the site to PD-O, Planned Development - Office, to allow for the construction of a chapel along the Brookside Drive face of the building for the residents. Presbyterian Village has operated since 1965 as a living community for older adults (today age fifty-five (55) and older). This includes apartments, individual residences and a nursing home. The Village is in the midst of planning for a campus addition of an ancillary building to serve as worship and activity building for the community. The applicant is requesting a change of zoning from the PRD approved in 2001. The campus improvements set forth in the PRD were never completed due to financial hardships that later made the project impossible. At this point in time, Presbyterian Village feels that a change to POD, Planned Office Development, will better meet the current usage of the eight (8)-acre campus, known as the south section in the current PRD approval. The north section of the previous approval will remain zoned PRD. The applicant has no development plans for the north section at this time and will request a review by the City prior to development of the area.

The Planning Commission reviewed the proposed POD request at its April 27, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Eagle Crest Neighborhood Association 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.