

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 17, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Little Rock Port Authority College Station Sports Complex Long-Form PID, located on the North side of Sloane Drive, 0.3 miles West of Mauney Road. (Z-9184)</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 rezone 13.1 acres of land at the Little Rock Port Industrial Park from I-3, Industrial Park District, to PID, Planned Industrial Development, to add a sports complex as an allowable use.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PID zoning. The Planning Commission voted to recommend approval of the PID zoning at their December 15, 2016, meeting by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.</p>	
BACKGROUND	<p>The request is to rezone 13.1 acres of land at the Little Rock Port Industrial Park from I-3, Industrial Park District, to PID, Planned Industrial Development, to add a sports complex as an allowable use. The site is located along Fourche Bayou on the north side of Sloane Drive. The land is proposed for development into a sports complex for the College Station community. The facility will be owned by Pulaski County.</p>	

**BACKGROUND
CONTINUED**

The development is proposed in two (2) phases. The planned site improvements include lighted tee ball and pony league fields which allow conversion to a football field, depending on the season. The field will be served by restrooms and concessions. The second phase includes the placement of an additional ball field, with restrooms and concessions. Bleacher seating to accommodate spectators will be installed with each phase.

A parking lot is indicated from Sloane Drive to serve the two (2) new fields. The applicant is requesting the allowance of the area to be graveled for a period of two (2) years prior to paving.

The Planning Commission reviewed the proposed PID request at its December 15, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the College Station Neighborhood Association and the Apple Blossom 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, the staff analysis and recommendation.