OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION NOVEMBER 15, 2016 AGENDA

Subject:	Action Required:	Approved By:
An ordinance establishing a Planned Zoning District titled Student Housing Campus, Washington Barber College Short-Form PCD, located at 6400 Lancaster Road. (Z-4441-A)	√ Ordinance Resolution Approval Information Report	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The request is a rezoning of the site from R-2, Single-Family District, to PCD, Planned Commercial Development, to allow for the development of the site with student housing associated with the adjacent barber college.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 9 ayes, 1 nays, 0 absent and 1 open position.	
BACKGROUND	According to the applicant, the successful growth of Washington Barber College has hastened the need to provide student housing for current and future students who reside outside the Central Arkansas area. Their daily trips from distant cities has been a challenge and with the introduction of on-campus housing, those challenges will be greatly minimized. The owner of the Washington Barber College has a vision to create a unique housing campus adjacent to the institution which involves the primary use of the re-purposed shipping containers as the enclosure for crafting twenty-four (24)-bedroom units within several triple-stacked containers.	

BACKGROUND CONTINUED

The planned new facility is restricted only to students enrolled in the Washington Barber College.

The plan indicates the placement of two (2), forty (40)-foot containers for the administrative offices. The containers will be a single-stack unit. The applicant has indicated there will be 650 square-feet of usable space for the Housing Director's office, security office, public toilets/janitor's closet, laundry facility, game room, computer lad, library and storage. A child care facility is also proposed within this space.

A cafeteria/café, also crafted from shipping containers, will provide three (3) meals/day for the students and staff of the college. The cafeteria is proposed as two (2), forty (40)-foot containers with approximately 650 square-feet of usable space. The cafeteria is intended to serve the students of the collage as well as the residents within the dormitories. Service access to the cafeteria is from the adjacent parking lot which serves the College.

The Planning Commission reviewed the proposed PCD request at its September 22, 2016, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Wakefield Neighborhood Association, the Upper Baseline Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing. Please see the Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.