

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 16, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Baker Healthcare PCD, located at 202 South Rodney Parham Road (Z-9545).</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p>Submitted By:</p> <p>Planning & Development Department</p>		

<p>SYNOPSIS</p>	<p>The applicant is requesting that the property located at 202 South Rodney Parham Road be rezoned from O-3, General Office District, to PCD, Planned Commercial District, to allow for a medical equipment sales business.</p>
<p>FISCAL IMPACT</p>	<p>None.</p>
<p>RECOMMENDATION</p>	<p>Staff recommends approval of the PCD rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p>
<p>BACKGROUND</p>	<p>The applicant proposes to rezone the 0.41-acre property located at 202 South Rodney Parham Road from O-3, General Office District, to PCD, Planned Commercial District. The rezoning is proposed to allow a retail medical equipment facility and C-3 permitted uses as alternate uses. The property is located at the southeast corner of South Rodney Parham Road and Sunnymeade Drive.</p> <p>The property contains a 3,588 square-foot commercial building, one (1)-story in height, located along the east property line.</p>

**BACKGROUND
CONTINUED**

Asphalt parking is located along the west side of the building, between the building and Sunnymeade Drive. The applicant proposes to use the property as is, with only interior remodeling of the existing building.

The property contains seventeen (17) paved parking spaces. A minimum of twelve (12) parking spaces is required for a retail use to occupy the existing building. The existing parking will be sufficient to serve the proposed retail use. A small portion of the existing parking along the west property line extends into the Sunnymeade Drive right-of-way. The applicant will need to obtain a Franchise Permit to allow for the private improvements to be located within the right-of-way.

The applicant proposes to refurbish and use the existing ground-mounted sign at the northeast corner of the property. The existing sign is 16.5 feet tall, with an area of approximately fifty-seven (57) square-feet. Any wall signage must be located on the north or west building facades, and comply with Section 36-555 (a) (2) a. of the City's Zoning Ordinance.

The applicant notes that a dumpster will be located at the southeast corner of the property. The dumpster area must be screened as per Section 36-523 (d).

The applicant also notes that security lighting will be added to the building. All new lighting must be directed away from adjacent property.

The applicant provided the following hours of operation for the proposed Baker Healthcare use of the property: 8:00 AM - 5:00 PM; Monday through Friday.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues. The applicant is requesting no variances with the proposed PCD rezoning.

Staff is supportive of the requested PCD rezoning to allow use of the existing developed property as a medical equipment retail business, with C-3 permitted uses as alternate uses. Staff views the request as reasonable. The property is located in an area of mixed uses and zoning, with a large amount of commercial zoning in the immediate area. C-3 zoning is located to the west across Sunnymeade Drive.

**BACKGROUND
CONTINUED**

A large commercial strip center (zoned PCD) is located approximately 200 feet to the east. The proposed commercial zoning will be compatible with the area and should have no adverse impact on the surrounding properties.

At the January 14, 2021, Planning Commission meeting, the applicant revised the proposed PCD zoning request to eliminate C-3 permitted uses as alternate uses. The PCD rezoning was approved for the Baker Healthcare retail medical equipment sales business.

The Planning Commission reviewed this request at their January 14, 2021, meeting and there were three (3) objectors present. All owners of property located within 200 feet of the site, as well as the Briarwood Neighborhood Association, the Kaylin Hills Neighborhood Association, the Sunnymede Neighborhood Association and the Wingate Property Owners Association, were notified of the public hearing. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.