

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 21, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Arkansas Baptist College Community Health Clinic PD-O, located at 1724 Bishop Street (Z-9684).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.10-acre property, located at 1724 Bishop Street, be rezoned from R-4, Two-Family District, to PD-O, Planned District – Office, to allow for a Community Health Clinic for Arkansas Baptist College and the community.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-0 rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.
BACKGROUND	The applicant is proposing to rezone 0.10-acre from R-4, Two-Family District, to PD-O, Planned District – Office, to allow for a Community Health Clinic for the Arkansas Baptist College and local community. The applicant is proposing clinical services that will include, but are not limited to, COVID testing, vaccinations, physicals for student athletes, minor illness evaluations/treatment and physician recommendations. The existing residential structure on the site will be remodeled for the proposed health clinic use.

**BACKGROUND
CONTINUED**

The applicant notes operating hours will be from 8:00 AM - 4:00 PM, Monday through Friday. The applicant notes the number of employees for the clinic will be between five (5) to six (6) individuals.

The applicant notes a primary parking lot is located to the west directly behind the clinic and will provide ample parking spaces. Additional parking is located to the north with additional parking located between West 17th Street and West 18th Street. The applicant notes Arkansas Baptist College will add a handicap ramp with signage extending from the parking lot immediately west to the clinic for persons who may require its use. Staff feels the parking provided is sufficient to serve this use.

The applicant is proposing no additional signage at this time. Any future signage must comply with Section 36-553 of the City's Zoning Ordinance (Signs allowed in Office and Institutional Zones).

The applicant notes City trash collection will be provided weekly. No dumpster is proposed at this time. Any new dumpster(s) must comply with Section 36-523 of the City's Zoning Ordinance.

Any new sight lighting must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their May 12, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.