OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION JUNE 6, 2017 AGENDA

Subject:	Action Required:	Approved By:
An ordinance establishing a Planned Zoning District titled The United Methodist Children's Home Campus Long-Form POD, located at 2002 South Fillmore. (Z-5574-D)	√ Ordinance Resolution Approval Information Report	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The applicant is requesting a rezoning of the site from R-2, Single-Family District, to POD, Planned Office Development, to recognize an existing non-conforming use on the property and to allow for future construction of additional buildings to serve the United Methodist Children's Home Campus.	
FISCAL IMPACT	None.	
RECOMMENDATION	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.	
BACKGROUND	Since 1945, The Children's Home has owned approximately twenty-seven (27) acres at the corner of South Fillmore Street and West Charles Bussey Avenue. The Children's Home has used and continues to utilize the Campus to fulfill Children's Home's mission to provide mental, medical, physical, emotional, residential and spiritual care for those that need assistance. For 72 years, Children's Home has utilized portions of the buildings on and land area for the Campus to provide various services and programs to benefit children and their families.	

BACKGROUND CONTINUED

Little Rock permits the Children's Home current, multiple uses of the Campus as a non-conforming use in the R-2, Single-Family Zoning, District.

To continue providing care to children and their families, and while maintaining all other current uses of the campus, the Children's Home plans to construct a new, State-licensed, psychiatric, residential treatment facility roughly in the middle of the campus. The new facility will consolidate pre-existing uses, which are currently scattered among three (3) existing buildings on the campus. The approval of the POD, Planned Office Development, zoning is limited to the United Methodist Children's Home, Inc., and United Methodist Behavioral Health System, Inc.

The Planning Commission reviewed the proposed POD request at its April 27, 2017, meeting and there was one (1) registered objector present. All property owners located within 200 feet of the site along with the Broadmoor Neighborhood Association. the Point O' Woods Neighborhood Association, the Curran Conway Neighborhood Association and the Oak Forest 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.