

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 17, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled the District at Midtown Long-Form PCD, located at 600 South University Avenue or the northwest corner of Interstate 630 and University Avenue. (Z-8278-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The request is a rezoning of the site from C-3, General Commercial District, and PCD, Planned Commercial Development, to PCD, Planned Commercial Development, to allow for the redevelopment of the site as a mixed-use development.
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 8 ayes, 0 nays and 3 absent.
BACKGROUND	The plan indicates the development of the 29.53-acre site with fifteen (15) lots. The lots are proposed to develop with restaurant uses, hotels, general retail and office. Provident Realty Advisors is requesting a zoning change for the redevelopment of this property. The proposed planned development is designed to modify some of the requirements of the Midtown Overlay District in order to apply to this freeway-oriented, limited access location.

**BACKGROUND
CONTINUED**

This development features more of an internal access orientation since the University Avenue frontage is so limited and the Interstate 630 freeway exposure, while very long and visible, has no access and only a single-point of egress. As such, the development includes interior “private drives” to provide access to all of the properties while the orientation of many is towards the freeway visibility. Pedestrian accessibility is likewise provided internally to all of the building locations. The development will be divided into a number of separately platted parcels to facilitate ground lease sales, and different sources of financing for the various product types.

Currently the site is a vacant Sears building and auto center and a vacant medical office building. There is very little interior landscaping and very little buffering around the perimeters. The proposal includes a substantial amount of new landscaping and buffer areas totaling an estimated 24.5% of the redevelopment area. Some of these areas include decorative architectural features to help create an integrated “District” feel to the project named The District in Midtown.

The Planning Commission reviewed the proposed PCD request at its May 17, 2018, meeting and there was one (1) registered objector and one (1) registered supporter present. The Briarwood Neighborhood Association, the Hillcrest Residents Neighborhood Association and the University Park Neighborhood Association and all property owners located within 200 feet of the site were notified of the public hearing. The City Beautiful Commission reviewed the request at their June 7, 2018, meeting date and voted to support the applicant’s request for a reduction in the street buffer along Interstate 630. Please see the attached Planning Commission minute record and site plan for the applicant’s specific development proposal and the staff analysis and recommendation.