

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 18, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance revoking a Planned Zoning District and rezoning property located at 11900 Colonel Glenn Road (Z-3371-ZZ).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>Baptist School of Nursing is requesting a revocation of a previously-approved PCD, Planned Commercial District, and a rezoning of the property from the underlying C-2, Shopping Center District, zoning to C-3, General Commercial District.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the revocation and rezoning requests. The Planning Commission voted to recommend approval of the revocation and rezoning requests by a vote of 11 ayes, 0 nays and 0 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PCD revocation and rezoning requests at its July 16, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing.</p>	
BACKGROUND	<p>The Planning Commission reviewed a request to rezone the site from C-3, General Commercial District, and C-2, Shopping Center District, to PCD, Planned Commercial District, and allow for the creation of a preliminary plat at their January 24, 2013, public hearing. The preliminary plat included two (2) lots.</p>	

**BACKGROUND
CONTINUED**

Lot 1R was proposed for automobile sales and service and automobile collision repair and Lot 2 was proposed for inventory storage and future C-2 uses. The Little Rock Board of Directors approved this request by the adoption of Ordinance No. 20,696 on February 19, 2013. At the time of approval Baptist School of Nursing was to move to a new site along Cantrell Road. This move did not occur thus the site was not redeveloped with the automobile-related activities.

Baptist School of Nursing has changed their educational format and is now offering credits to receive college degrees. The C-2 designation allows for a Business or trade school but the designation does not allow for a college. The applicant's request is to revoke the PCD zoning and restore the previously-held C-2 and C-3 zoning designations. In addition the applicant is requesting to rezone the C-2 portion of the site to C-3 to allow Baptist Health College to be in compliance with the zoning classification.

Staff is supportive of the revocation request as well as the rezoning request. Staff views the request reasonable. The proposed C-3 zoning is consistent with the City's Future Land Use Plan designation and does not require a change to the Land Use Plan. The college and associated parking currently occupy the property. Staff feels the rezoning of the site to C-3 is appropriate.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.