

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 2, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Kirk Road Short-Form POD (Z-6829-C), located in the 1700 Block of Kirk Road.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The request is a rezoning from O-2, Office and Institutional District, to POD, Planned Office Development, to allow for the development of an office park utilizing the uses as allowed in the O-2 Zoning District as allowable uses.</p> <p>None.</p> <p>Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>The Planning Commission reviewed the proposed POD request at its August 7, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Village of Wellington Neighborhood Association were notified of the Public Hearing.</p>	

BACKGROUND

Ordinance No. 20,907, adopted by the Little Rock Board of Directors on July 15, 2014, rezoned the property from MF-18 to O-2, Office and Institutional District. The property contained 11.42 acres and was proposed for a future office development. As a separate item the Board of Directors adopted Ordinance No. 20,905, also adopted by the Board of Directors on July 15, 2014, allowed a revision to the City Future Land Use Plan changing the future land use designation from Residential High Density to Office.

The property was recently rezoned from MF-18, Multi-Family District, to O-2 District. The site is undeveloped and contains 11.42 acres. The site is west across Kirk Road from Fellowship Bible Church and the intersection of Wellington Village Drive. The basic proposal is to develop a professional office development with multiple buildings and associated parking. The buildings will all be two (2)-story structures with the exception of the northern most structure which will be one (1)-story. Building construction will be done in three (3) phases. There will be a common access and parking agreement to allow cross connecting drives and parking through the development.

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