

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 6, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Lot 5 the Village at Rahling Road Revised Long-Form PCD, located on the west side of Rahling Circle, between Rahling Road and 18 Rahling Circle. (Z-6323-W)</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	The request is to allow the development of this property containing 2.8 acres located at the southeast corner of Rahling Road and Chenal Parkway with a five (5)-story hotel.
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 9 ayes, 0 nays and 2 absent.
BACKGROUND	<p>The hotel is proposed with five (5) stories and will front to Rahling Circle with the pool and outdoor areas fronting the west overlooking the Promenade Shopping Center. The hotel is proposed with 106 rooms. Parking proposed with the development is consistent with the minimum requirements of the zoning ordinance (116 parking spaces).</p> <p>The hotel is not proposing a restaurant. Within the building a bar is proposed. The bar will serve as a coffee bar, as well as a full service bar serving wine, spirits and beer.</p>

**BACKGROUND
CONTINUED**

The bar will not offer a happy hour. In lieu of a restaurant, the hotel will offer a 24/7 bistro menu and a guest breakfast kitchen. There will not be a concierge lounge located in the hotel.

The Planning Commission reviewed the proposed PCD request at its August 11, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the Public Hearing. There is not an active neighborhood association, registered with the City, located in the area. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.