

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 20, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled A & A Investment Fillmore Street Revised Short-Form PD-O (Z-8850-A), located on the northeast corner of West Markham and Fillmore Streets.</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 applicant is proposing a revision to the previously-approved PD-O, Planned Development – Office, to allow for the development of a two (2) phase project with the first phase containing a surface parking lot and the second phase containing a three (2)-story office building with parking on the lower level.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PD-O zoning. The Planning Commission voted to recommend approval of the PD-O zoning by a vote of 10 ayes, 0 nays and 1 absent.
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PD-O request at its December 18, 2014, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Hillcrest Residents Neighborhood Association were notified of the Public Hearing.

BACKGROUND

Ordinance No. 20,725, adopted by the Little Rock Board of Directors on May 21, 2013, rezoned the property from O-3, General Office District, to POD, Planned Office Development, to allow for the development of the site with a two (2)-story building containing 15,000 square-feet of office and retail space. The approval allowed 3,000 square-feet of the lower level to be marketed to retail space utilizing the C-1, Neighborhood Commercial Zoning District, uses as allowable uses. The approval allowed a maximum of 1,500 square-feet of the 3,000 square-feet to be used as restaurant space. The remaining area was to be marketed to office users utilizing the O-3 uses as allowable uses. The approved site plan included the placement of twenty-nine (29) parking spaces.

With the construction of the office building located on the northwest corner of West Markham and Fillmore Streets this site was graveled and used as a “laydown area” for the materials and construction machinery. In addition to storage of materials and equipment, the office personnel of the office building used this area for parking during construction of the office building. The office personnel continue to use this site for parking and the property owner has been issued a notice to appear in City Environmental Court to answer as to why the area has not been secured to eliminate the use of the site as a parking lot and to also answer as to why all the construction equipment and materials have not been removed for the site.

The applicant is now proposing to revise the previously-approved POD to allow the placement of a 12,000 square-foot building on the site along with a ground level parking area and a surface parking lot. According to the applicant the topography condition of the site allows the plan to include a ground level parking area under the two (2)-story building. Landscaping and/or architectural screening is proposed to visually mask the parking along West Markham Street.

The site is located within the Mid-town Design Overlay District, which requires new development to be reviewed through the planned zoning development process.

Staff was not original supportive of the applicant’s request. The applicant was requesting to continue to use the unpaved

**BACKGROUND
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parking lot for a period of time. Staff feels if the site is to be used for parking then the applicant should construct a proper parking lot with paved surfaces and landscaping. The applicant has agreed to construct the parking lot as requested by staff. The paving will begin no later than March 2015. The building construction will be phase 2 of the development and will begin within eighteen (18) to twenty-four (24) months of approval of this PD-O revision.

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