

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 21, 2023 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance amending the UU, Urban Use District, Zoning Classification.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Emily Cox Acting City Manager</p>

<b>SYNOPSIS</b>	An ordinance to amend the UU, Urban Use District, Zoning Classification with respect to ground-mounted signs and building height.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the UU Amendment. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, 2 absent and 2 open positions.
<b>BACKGROUND</b>	<p>The UU, Urban Use District, was first adopted by Ordinance No. 18,228 on March 7, 2000, and the general purpose and intent was to assure the continuation of development consistent with a traditional urban form. The UU District is designed to help create a compact, dense, distinguishable core area, and is established in order to provide for an urban form allowing mid-rise and high-rise structures. The UU District provides for the office, civic and business core of the City, and structures within the District are encouraged to provide multiple uses within the same structure. The ground or street-level of structures should include street-oriented activity and pedestrian amenities, and the resulting area is to be pedestrian 'urban' oriented.</p> <p>There are current criteria that a Developer must meet in order to maximize the height of a building. The building is initially limited to a seventy-two (72) feet in height and then additional height may be granted based upon the uses inside the building.</p>

**BACKGROUND  
CONTINUED**

The UU District permitted uses shall include all those allowed in the Residential Districts, and Office Districts and Commercial Districts and Commercial Districts as "permitted uses" in this Chapter and those uses and activities specified in A.C.A. Title 14, Ch. 144, Research Park Authority Act. The selection and mixing of uses currently could maximize the height not to exceed 225 feet.

The proposed amendment to the UU Zoning Classification would remove the height limitations by use. The maximum height would be 225 feet regardless of the use within the building. This would allow the Developer to choose the highest and best for the building without having limitations on height.

The proposed UU amendments were heard at the October 12, 2023 Planning Commission Meeting, and there were no objectors present.