Subject: An ordinance establishing a Planned Zoning District titled Central Arkansas Urgent Care Short-Form PD-I, located in the 7400 block of Lindsey Road. (Z-9078)

Action Required: √ Ordinance

Submitted By: Planning & Development Department

Approved By: Bruce T. Moore
City Manager

SYNOPSIS
The applicant is requesting a rezoning of the site from I-2, Light Industrial District, to PD-I, Planned Development - Industrial, to add a medical clinic as an allowable use for the site.

FISCAL IMPACT
None.

RECOMMENDATION
Staff recommends approval of the requested PD-I zoning. The Planning Commission voted to recommend approval of the PD-I zoning by a vote of 9 ayes, 0 nays and 2 absent.

CITIZEN PARTICIPATION
The Planning Commission reviewed the proposed PD-I request at its October 6, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing.

BACKGROUND
The applicant is requesting a rezoning of the site from I-2, Light Industrial District, to PD-I, Planned Development - Industrial District, to add a medical clinic as an allowable use for the site. The applicant is proposed to develop the clinic on part of Lot “F” Area 201, of the Little Rock Port Addition.
Phase 1 is proposed as the health clinic. Phase II is proposed as a storage area for contractors. The two (2) uses will share a single driveway access from Lindsey Road.

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