

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Regions Financial Corporation Short-Form PD-O (Z-5534-B), located at 6001 'R' Street.</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	<p>The applicant is requesting a rezoning from R-2, Single-Family District, to PD-O, Planned Development – Office, to allow for the development of this site with a branch bank.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends denial of the requested PD-O zoning. The Planning Commission voted to recommend denial of the PD-O zoning by a vote of 0 ayes, 9 nays, 1 absent and 1 recusal Keith Fountain.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-O request at its October 30, 2014, meeting and there were a number of registered objectors present. All property owners located within 200 feet of the site along with the Heights Neighborhood Association were notified of the Public Hearing.</p>	
BACKGROUND	<p>On January 28, 1992, the Planning Commission denied a request to rezone this site (four (4) lots), as well as three (3) lots located on the north side of R Street from R-2, Single-Family District, to O-1, Quiet Office District.</p>	

**BACKGROUND
CONTINUED**

The denial of the Planning Commission was not appealed to the Board of Directors. The northern lots were occupied by the Covenant Presbyterian Church. The four (4) lots on the south side of R Street were occupied by single family structures; however, only one (1) was being used as a residence, 6001 R Street. The house on the second lot from the corner was vacant. 6007 and 6009 R Street were rented by the church for Sunday School programs and office space for YoungLife, which was a non-denominational organization working in the community building relationships with teenagers. The use of 6009 R Street generated the rezoning request. The non-residential use of the property generated an enforcement action by the City. After receiving the violation notice, the church and the owners of the four (4) lots decided to request O-1 zoning for marketing purposes. The church had plans to relocate to a larger site on Chenal Parkway. The application was amended to a Conditional Use Permit application request for 6007 and 6009 R Street to allow for the use of the residential structures for Sunday School space. The approval was limited to twelve (12) months.

On March 9, 1993, the Commission approved a request to extend the Conditional Use Permit approval through April 1994.

Regions Bank is unable to renew their lease at the existing branch location at 1801 North Fillmore Street. In order to continue servicing the Heights area of Little Rock, Regions Bank is purchasing a site located at the corner of University Avenue and R Street. The site is currently comprised of Lots 1, 2, 3 and 4, Block 6 of the Springdale Addition to the City of Little Rock, Arkansas. Since the lots are currently zoned R-2, Regions Bank is requesting a rezoning to PD-O, Planned Development Office, in order to allow for the construction of the new branch facility.

The proposed building is a one (1)-story structure of approximately 3,200 square-feet. The building will also have a four (4)-lane drive-thru along the western side of the building. The exterior skin of the building will be brick veneer, glass and an aluminum panel system.

**BACKGROUND
CONTINUED**

Two (2) access drives are proposed from R Street. The driveways as proposed do not comply with the typical development standards of the City's Boundary Street Ordinance or the City's Subdivision Ordinance with regard to distances from intersections and distances from property lines.

Staff is not supportive of the requests. The plan as presented allows for the placement of the drive-thru activities along the western boundary which is located immediately adjacent to a single-family home. Zoning in the general area is R-2, O-3, General Office District, C-3, General Commercial District, and C-4, Open Display Commercial District. Zoning west of North University Avenue is primarily R-2, with the exception of the southwest and northwest corners at the Kavanaugh Boulevard and North University Avenue intersection. The northwest corner is zoned O-3 and the southwest corner is zoned C-3, which was accomplished by a court action a number of years ago. The blocks east of North University Avenue, the Heights Commercial District, are zoned O-3, C-3 and C-4. Land use corresponds to the existing zoning with the non-residential uses concentrated east of North University Avenue, between Kavanaugh Boulevard and Cantrell Road. West and south of the lots under consideration, the use is exclusively single-family residential.

Staff feels a rezoning to office is an intrusion into an established single-family neighborhood and could have an adverse impact on the surrounding residential properties. If the lots are rezoned, an undesirable zoning pattern will be created and make it difficult to deny other requests in the immediate area. North University Avenue should be reinforced as the zoning boundary at R Street by not endorsing the proposed reclassification.

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