

**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 Savvy Kids Learning Center Revised Short-Form POD (Z-5745-B), located at 3200 South Bryant 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>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The applicant is requesting to amend the previously-approved POD, Planned Office District, for the property located at 3200 South Bryant Street to allow a building expansion and increase the number of students from twenty-seven (27) to fifty-one (51).</p> <p>None.</p> <p>Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 11 ayes, 0 nays and 0 absent.</p> <p>The Planning Commission reviewed the proposed POD request at its October 30, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Broadmoor Neighborhood Association and the College Terrace Neighborhood Association were notified of the Public Hearing.</p>	

BACKGROUND

On November 16, 1993, the Planning Commission approved a POD, Planned Office District, entitled the Murphy-Holitic Short-Form POD. On December 7, 1993, the Board of Directors approved the ordinance establishing the POD, via Ordinance No. 16,533. The POD was comprised of two (2) residential-style structures which had been used as professional offices since before the area was annexed into the City (for thirty-three (33) years at that time) and had continued to be used as professional offices in a non-conforming status. Doctor George Holitic owned the office at the corner of South Bryant Street and West 32nd Street. Doctor Mark Murphy owned the office immediately to the south (3210 South Bryant Street). At that time, no modifications to the structures were proposed and no change in use was proposed. The POD provided for convertibility of use to any other uses listed by right in the O-1, Quiet Office Zoning District.

On May 16, 1995, the Planning Commission made a recommendation of approval for a revision to the POD zoning. Ordinance No. 16,906, adopted by the Little Rock Board of Directors on June 20, 1995, approved the revision to the previously-approved POD for the property located at 3210 South Bryant Street. The amendment was titled Lowe Amended Short-Form PD-O. The approval allowed the use of the property at 3210 South Bryant Street as a beauty salon with a maximum of four (4) operators. No modifications to the exterior of the structure were proposed. A paved parking area with five (5) spaces was approved within the rear-yard area of the structure.

On November 3, 2010, Zoning Certification was provided to Ms. Lynette Lemons stating the property located at 3200 South Bryant Street was approved for O-1- Quiet Office Zoning District, by-right uses as allowable uses for the property. Ms. Lemons indicated her desired use of the property was for a childcare learning center.

The applicant is now requesting to amend the previously approved POD for the property located at 3200 South Bryant Street. Savvy Kids Learning Center, Inc., is requesting to be allowed a building expansion which will in-turn allow the childcare center to increase enrollment from twenty-seven (27) students to fifty-one (51) students.

**BACKGROUND
CONTINUED**

According to the applicant, the expansion will provide an opportunity to relocate the children and staff from her second location at 13001 Stacy Lane which is lease space to this location. The applicant states to allow the expansion of this property which she currently owns would provide a benefit to the families she serves and allow her to continue to serve the families of the Interurban Heights community.

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