

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled MHA Elm Street Apartments Short-Form POD (Z-635-A), located at 1600 Elm Street.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√<b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The applicant is proposing the rezoning of the site from O-3, General Office District, to POD, Planned Office District, to allow for the construction of five (5) new buildings of residential housing on the site and allow the renovation of the existing building into up to fourteen (14) residential units.</p>	
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align: center;"><b>RECOMMENDATION</b></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 style="text-align: center;"><b>CITIZEN PARTICIPATION</b></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 Hope Neighborhood Association were notified of the Public Hearing.</p>	
<p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is proposing the rezoning of the site from O-3, General Office District, to POD, Planned Office District, to allow for the construction of five (5) new buildings of residential housing on the site.</p>	

**BACKGROUND  
CONTINUED**

The new construction consists of one (1), two (2) and three (3)-bedroom units. The request also includes renovations of the existing building located on the site to allow five (5) to seven (7) units. The plans include an additional floor to the existing structure. With the additional floor five (5) to seven (7) units are proposed. The additional floor is contingent upon the existing structures ability to carry the weight of the additional floor.

Within Building 1 there are three (3), two (2)-bedroom garden units and three (3), one (1)-bedroom garden units. Building 2 is proposed with two (2), two (2)-bedroom townhouse units and one (1), three (3)-bedroom townhouse unit. Building 3 is proposed with three (3), two (2)-bedroom townhouse units and two (2), three (3)-bedroom townhouse units. Building 4 is proposed with two (2), two (2)-bedroom townhouse units and one (1), three (3)-bedroom townhouse unit. Building 5 contains three (3), two (2)-bedroom garden units, two (1), one (1)-bedroom garden units and one (1) management office which will be convertible to a one (1)-bedroom garden unit. The buildings are proposed as two (2) and three (3)-story buildings.

The applicant has indicated the construction materials will be a combination of brick and stucco. The roofing material proposed is architectural asphalt shingles.

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