

**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 1700 Kirk Road Long-Form POD (Z-6829-D), located at 1700 Kirk Road.</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>
<b>SYNOPSIS</b>	<p>The request is to amend the previously-approved POD, Planned Office Development, to allow for the creation of two (2) additional tracts and allow a small increase in the building size for Building 1.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<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>	
<b>CITIZEN PARTICIPATION</b>	<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 Villages of Wellington Property Owners Association were notified of the Public Hearing.</p>	
<b>BACKGROUND</b>	<p>Ordinance No. 20,907, adopted by the Little Rock Board of Directors on July 15, 2014, rezoned the property from MF-18, Multi-Family District, to O-2, Office and Institutional District. The property contained 11.42 acres and was proposed for a future office development.</p>	

**BACKGROUND  
CONTINUED**

As a separate item the Board of Directors adopted Ordinance No. 20,905, also adopted by the Board of Directors on July 15, 2014, allowed a revision to the City Future Land Use Plan changing the future land use designation from Residential High Density to Office.

Ordinance No. 20,927, adopted by the Little Rock Board of Directors on September 2, 2014, rezoned the property from O-2 to POD, Planned Office Development. The approval allowed for the development of multiple buildings on this 11.42-acre site. The approved uses included the uses allowed within the O-2 District.

There were variances associated with the request. The approval allowed a variance from the City's Land Alteration Ordinance to allow for an excavation permit for the entire site area in advance of a building permit, a variance from Section 30-43 and 31-210 to allow the drives nearer the property lines than typically allowed by ordinance and a variance to allow buildings to be placed as close as fifteen (15) feet horizontally from the maximum ponding area at the 564.00 contour. All buildings were to have a minimum finish floor elevation of 567.00, or greater.

The applicant is now requesting a revision to the previously-approved POD to create two (2) additional tracts at the south end of the property. The tracts are planned to be transferred to the adjacent owners to the west and south, respectively at some point in the future. Additionally the requested revision includes a small increase in the allowable building square-footage for the southern-most building.

In addition to the previously-approved variances, the applicant is requesting a variance to reduce the requirement for the placement of a sidewalk on both sides of the proposed private drive/street. The applicant is requesting the variance to allow the placement of the sidewalk on one (1) side only. There is also a variance from Sections 30-43 and 31-210 to allow for the internal driveway accessing the office development nearer the intersection with Kirk Road than typically allowed. The variance request is in addition to the three (3) variances that were approved in the previous POD approval.

**BACKGROUND  
CONTINUED**

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