

**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 Markham and Harrison Short-Form POD (Z-6860-D), located at 5300 West Markham 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>
<b>SYNOPSIS</b>	<p>The applicant is requesting a rezoning of this site from O-3, General Office District, to POD, Planned Office Development, to allow for the redevelopment of the site, which is located within the Mid-Town Design Overlay District, with an office building and paved parking area.</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 Hillcrest Residents Neighborhood Association were notified of the Public Hearing.</p>	
<b>BACKGROUND</b>	<p>The applicant is proposing a rezoning of the site from O-3, General Office District, to POD, Planned Office Development, to allow for the redevelopment of the site.</p>	

**BACKGROUND  
CONTINUED**

The project is located on the northwest corner of West Markham and Harrison Streets. The property is currently four (4) platted lots containing 0.6308 acres. The site contains two (2) office buildings, a paved parking lot and a single-family home. There is a platted alley which runs east/west through the site. The improvements include the removal of the existing structures and the construction of a new office building and associated parking on the site. The building is proposed containing 7,644 square-feet of floor area. The plan includes the placement of nine (9) parking spaces on the south side of the alley and the placement of fifty-one (51) parking spaces north of the alley with two (2) drives proposed from A Street.

The site is located within the Mid-Town Design Overlay District (DOD) which has specific development criteria related to new construction on sites. The applicant has indicated the design elements of the DOD will be met at the time of construction of the new building.

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