

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 18, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Our House Short-Form POD, located at 302 East Roosevelt Road. (Z-5239-I)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The applicant is requesting approval of a POD, Planned Office District, to build four (4) new buildings, an addition to an existing structure, and modify an existing parking lot on their campus.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the POD zoning. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval.</p>
BACKGROUND	<p>On March 19, 1991, the Board of Directors adopted Ordinance No. 16,024, approving a rezoning of this property from R-4, Two-Family District, to PCD, Planned Commercial Development, allowing for the reuse of the former VA Medical Center as a mixed-use development project. The overall plan consisted of five (5) tracts.</p> <p>In October 1996, a Conditional Use Permit was approved by the Planning Commission for Our House to use Tracts 2,3, and 4 of the PCD for transitional and emergency housing and other related services provided by Our House. In addition, the construction of a new building of 20,000 square-feet was approved.</p>

**BACKGROUND
CONTINUED**

The most recent approval on this property was in 2013, when a PD-O, Planned Development – Office, was created covering Tract 5 of the initial PCD. A multi-phase development plan was proposed for a buildable footprint of 22,600 square-feet and maximum building height of fifty-five (55) feet. This building would house the Children’s Center, consisting of a childcare center, classrooms, space to support a youth program, a multi-functional space with a kitchen, a donation center, staff offices, and support spaces for programs. It was noted some activities are likely to be located on a second or even third floor, allowing for a smaller building footprint.

Phase 2 would incorporate additional administrative offices and meeting space, storage, as well as rental and transitional housing on the site. These uses were to be constructed as funding came available and were proposed as either incorporated into the Children’s Center building on second or third floors or as an expansion within the building footprint.

The access to the property from East 24th Street was changed. A new curb cut was constructed with a circular drive and covered entry to the new building and additional parking spaces were added.

This proposal for the Our House campus would allow for the construction of four (4) new buildings, an addition to an existing structure, and modifications to an existing parking lot.

The campus is approximately seven (7) acres and contains six (6) buildings. Our House operates a dormitory-style emergency shelter, thirteen (13) units of apartment-style transitional housing, a career center providing free services related to education, employment and training, financial empowerment, and health and wellness, and a children’s center operating a licensed child care facility and after-school program serving 160 homeless and near-homeless children each day.

**BACKGROUND
CONTINUED**

Approval of this zoning will allow Our House to build a new family house to provide transitional housing for approximately fourteen (14) families; a children's center expanding the license child care facility and after-school program; a family support center providing offices for staff to meet with clients and conduct meetings; an addition to a building to provide new office space for staff and living quarters for residents; and a new maintenance building. Finally, an existing parking lot would be modified with a new entrance to the campus.

The Planning Commission reviewed this request at their January 9, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Pettaway Neighborhood Association, the South End Community Association, the South End Coalition, the South End Neighborhood Developers Association, the Meadowbrook Neighborhood Association, the South Side Main Street Project, the Downtown Neighborhood Association, the Downtown Little Rock Community Development Corporation and the Community Outreach Neighborhood Organization, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.