

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 4, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Office District titled Psych Solutions Short-Form POD, located at 218 North McKinley Street. (Z-9480).</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 that the property at 218 McKinley Street be rezoned from R-2, Single Family District, to POD, Planned Office District, to permit use of the existing residential structure as a professional therapist office/clinic and general office.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the POD. The Planning Commission voted to recommend approval of the POD by a vote of 10 ayes, 0 nays and 1 absent.</p>	
BACKGROUND	<p>The request includes the development of a paved and landscaped parking lot at the front of the property and a future 792 square-foot addition onto the rear of the structure for additional office space. Regular office hours are 8:00 AM to 5:00 PM, Monday - Friday with occasional evening and weekend appointments on an as-needed basis.</p>	

**BACKGROUND
CONTINUED**

The Land Use Plan recommends SO, Suburban Office, for this property. This property and the two (2) POD, Planned Office District, zoned properties adjacent to the south are distinct from the neighborhood to the west and have an orientation to Park Plaza Mall to the east.

On January 9, 2020, the Planning Commission voted recommend approval of the POD, and there were no registered objectors present. Notice were sent to all owners of properties located within 200 feet of the site, as well as the Hall High Neighborhood Association.

Please see the attached Planning Commission minutes for the complete staff analysis.