

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 6, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Pollack Realty Revised Short-Form PD-O, located at 4016 Stannus Road. (Z-7950-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is proposing to amend the previously-approved PD-O, Planned Development – Office, to add additional land area to the approved plan to be developed and used as parking.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PD-O zoning. The Planning Commission voted to recommend approval of the PD-O zoning by a vote of 11 ayes, 0 noes and 0 absent.
BACKGROUND	Ordinance No. 19,473, adopted by the Little Rock Board of Directors on February 7, 2006, rezoned the site from R-3, Single-Family District, to PD-O, Planned Development - Office, to allow an existing structure to be utilized as an office use. Interior renovations were proposed to the structure and the existing parking lot was to be resurfaced. The applicant proposed a six (6) foot-fence along the street right-of-way of West 41 st Street and Stannus Road. A gate was to be placed along Stannus Road. Fencing was also proposed to be placed along the mid-point of the property with the remainder of the parking to be left open for employees of Wilson Elementary School and Rosedale Baptist Church to utilize as overflow parking.

**BACKGROUND
CONTINUED**

The structure contained 5,600 square-feet and was constructed as a Masonic Lodge in 1951. Prior to the applicant's occupancy, the structure had been vacant since 1998.

The site plan included a Phase II portion for development. The applicant indicated future plans included the construction of a second building on the site not to exceed 5,600 square-feet. All required parking to satisfy an office development would be included in the redevelopment of the Phase II portion of the site.

Ordinance No. 20,858, adopted by the Little Rock Board on March 18, 2014, allowed Affirmative Risk Management to make an addition to the existing building and add additional paved areas for parking. A total of thirty-six (36) parking spaces were approved for the site. The parking has been completed.

Ordinance No. 20,496, adopted by the Little Rock Board of Directors on November 1, 2011, rezoned property from R-3, to PD-O to allow the use of a former church building as meeting space for the Delta Presents Outreach Foundation. Delta Presents Outreach Foundation was/is the Little Rock Alumnae Chapter of the Delta Sigma Theta Sorority. The mission of the Foundation is to promote self-development and actualization activities through seminars and training of adolescents, to provide scholarships to high school seniors who possess an above average scholastic achievement and to participate in community outreach and empowerment activities that enhances overall community functioning. The former church building, located at 7621 West 40th Street, was to be used as meeting space for the Foundation's monthly meetings as well as subcommittee meetings. Other activities were to include health fairs, voter registration, health and fitness, youth programs and community meetings.

The approval allowed parking on an adjacent office site to be used as a portion of the Foundation's required parking. The site plan included the development a parking lot to serve the development. A new parking lot containing forty-one (41) parking spaces was constructed.

**BACKGROUND
CONTINUED**

The applicant is now proposing to amend the previously-approved PD-O to add additional land area to the previously-approved zoning for both Affirmative Risk Management (Z-7950 & Z-7950-A) and for the Delta Presents Outreach Foundation (Z-8696). The applicant has purchased a sixty (60)-foot by 150-foot parcel located to the north of the existing parking area. The applicant is proposing to redesign the parking area currently being used and owned by Delta Presents Outreach Foundation to add additional paved area. Currently there are two (2) drives located along West 40th Street. One of the existing drives is proposed to be closed and a new drive added along the eastern perimeter. There are currently forty-one (41) parking spaces owned by Delta Presents Outreach Foundation. The applicant is proposing upon completion of the redesign and new paving fifty-six (56) parking spaces. There will continue to be thirty-six (36) parking spaces on the property owned by Affirmative Risk Management.

The applicant and Delta Outreach Foundation have a reciprocal agreement to allow for each to share the parking lots to provide off street parking for Affirmative Risk Management during the day time hours. Delta uses the lots during the evenings and on weekends.

The Planning Commission reviewed the proposed PD-O request at its January 11, 2018, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association and the Westwood Neighborhood Association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.