

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 18, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled ARM Revised Short-Form PD-O (Z-7950-A), located at 4016 Stannus 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>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p>	<p>The request is to amend the previously-approved PD-O, Planned Development – Office, to allow the existing office user to expand their present building square-footage by 4,128 square-feet located on two (2) levels.</p> <p>None.</p> <p>Staff recommends approval of the requested revision to the existing PD-O zoning. The Planning Commission voted to recommend approval of the requested revision to the existing PD-O zoning by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The Planning Commission reviewed the proposed PD-O request at its February 20, 2014, 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 were notified of the Public Hearing.</p>	

## **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, 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<sup>st</sup> 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. 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 development of the Phase II portion of the site. The Phase II portion of the development has not been constructed.

The current request is to amend the previously-approved PD-O to allow the existing office user to expand their present building square footage. The existing building contains 5,608 square-feet located on two (2) levels. The proposed addition is to allow 4,128 square-feet of floor area on two (2) levels. Upon completion the total building square-footage on both levels will be 9,736 square-feet of floor area.

The site plan indicates the placement of thirty-four (34) on-site parking spaces. Four (4) of the spaces will be located in front of the building and the remaining spaces will be located in the rear of the building. Based on the typical minimum parking required to serve an office use twenty-four (24) parking spaces would be required. Currently, the proposed parking area in the rear of the building is paved but not striped for parking. Upon redevelopment of the site striping and landscape islands will be installed in this area.

**BACKGROUND  
CONTINUED**

The site plan indicates perimeter fencing will be placed along the western property line and the southern property line where not currently in place. The plan indicates plant materials will be placed along the western and northern perimeter to provide screening of the adjacent property.

The landscaping proposed with the new parking area is not in full compliance with the typical standards of the Landscape Ordinance. Staff recommends in addition to the existing trees and shrubs shown on the site plan the applicant provide one (1) additional tree and place additional shrubs within the landscape area on Stannus Road to screen the paved area. In addition staff recommends additional shrubs be placed within the landscape strip along 41<sup>st</sup> Street adjacent to the paved area to aid in screening the parking lot. The applicant is agreeable to staff's request.

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