

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 7, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Lot 1 Block 19, Wellington Park Revised Short-Form PD-O, located north of Wellington Village Road just east of the Kirk and Wellington Village Roads intersection. (Z-4807-P)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p>	<p>The applicant is proposing to revise the previously-approved PD-O, Planned Development - Office, to allow for the development of the site with two (2) buildings for elderly housing.</p>	
<p>FISCAL IMPACT</p>	<p>None.</p>	
<p>RECOMMENDATION</p>	<p>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 10 ayes, 0 nays and 1 absent.</p>	
<p>BACKGROUND</p>	<p>The applicant is proposing to revise the previously-approved PD-O, Planned Development - Office, to allow for the development of 2.707 acres with two (2) buildings each containing 14,386 gross square-feet of floor area for elderly housing. The plan indicates the placement of twenty-two (22) parking spaces to serve the western building and seventeen (17) parking spaces to serve the eastern building.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PD-O request at its February 2, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing. There is not a neighborhood association or a property owners association, registered with the City, located in this area. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.