

**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 Arkansas Association of the Nigerians African Heritage House Revised Short-Form PCD, located at 9802 Geyer Springs Road. (Z-6932-C)</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>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The applicant is proposing to amend the previously-approved PCD, Planned Commercial Development, to allow for an addition to the existing building.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p> <p>The applicant is proposing to amend the previously-approved PCD, Planned Commercial Development, to allow for an addition to the existing building. The addition is approximately 1,600 square-feet and is comprised of a meeting room, two (2) women’s restrooms, two (2) men’s restrooms and office space. The existing building contains approximately 2,500 square-feet of floor area. (4,100 total floor area proposed) The plan indicates the placement of nineteen (19) on-site parking spaces to serve the use.</p>	

**BACKGROUND
CONTINUED**

Previously the applicant indicated the membership was a non-profit organization with the intent to utilize the property as a cultural center. The applicant indicated the building would be used for educational purposes, with speakers coming from all over the world.

The plan indicates the placement of nineteen (19) on-site parking spaces to serve the use. Per the Zoning Ordinance parking for lodge halls, exhibition halls, clubs (and similar places of public assembly) typically requires the placement of one (1) space per 100 gross square-feet of floor area. Based on the square-footage of the building with the addition the typical parking required would be forty-one (41) parking spaces. The applicant has secured a parking agreement with the Little Rock School District, McClellan High School campus, located at 9417 Geyer Springs Road. According to the applicant for most activities the nineteen (19) on-site parking spaces will accommodate the users. On occasional seminars parking may become an issue. Staff recommends if at any time the lease is voided or discontinued, the PCD must be brought back to the Commission for review and approval.

The Planning Commission reviewed the proposed PCD request at its November 3, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Allendale Neighborhood Association, the OUR Neighborhood Association, the Santa Monica Neighborhood Association and Southwest Little Rock United for Progress 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.