

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 5, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Fletcher Library Short-Form PD-O, located at 823 North Buchanan Street. (Z-2496-A)</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>

<b>SYNOPSIS</b>	The request is a rezoning from O-3, General Office District, and R-3, Single-Family District, to PD-O, Planned Development - Office, to allow Central Arkansas Library to construct a new building to be used for library functions and as public meeting space.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	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.
<b>BACKGROUND</b>	Ordinance No. 12,534, adopted by the Little Rock Board of Directors on August 16, 1971, rezoned the western portion of the property from B, Residence, to E-1, Quiet Office. Section 36-7, Conversion of previous zoning classifications or district, provides a conversion table for the former zoning districts. In this case E-1 was reclassified to O-3, General Office District. The eastern portion of the property is zoned R-3, Single-Family.

**BACKGROUND  
CONTINUED**

On September 20, 1994, the Little Rock Planning Commission approved a Conditional Use Permit request to allow the construction of a new branch library on the R-3 zoned portion of the property. The building was proposed containing 13,500 square-feet of floor area. The plan included the placement of thirty-three (33) on-site parking spaces. That project has been constructed.

The current request is to rezone the site from O-3 and R-3 to PD-O, Planned Development - Office. Central Arkansas Library System is proposing to construct a new building to be used for library functions but will also serve as a community meeting building containing 3,596 square-feet (in addition to the existing building containing 13,500 square-feet). The site plan indicates forty-one (41) parking spaces to serve the site. The expansion will occur within the existing parking lot to the west of the existing structure. Central Arkansas Library System has acquired a parcel of land to the south with frontage on G Street which will not be developed at this time.

The site plan indicates the existing eastern drive on H Street will be removed and a new drive will be placed on North Buchanan Street near the southern property line.

The Planning Commission reviewed the proposed PD-O request at its February 25, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along the Hillcrest Residents 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.