

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
An ordinance establishing a Planned Zoning District titled Primrose School Short-Form PD-O, located on the northeast corner of Wellington Village Drive and Kirk Road. (Z-4807-O)	✓ Ordinance Resolution Approval Information Report	
<b>Submitted By:</b>  Planning & Development Department		Bruce T. Moore City Manager
<b>SYNOPSIS</b>	The request is to revise the previously-approved site plan and the POD, Planned Office District, zoning for a portion of the site allowing the construction of a single building on the western portion of the site to be used as a daycare facility.	
<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. 20.742, adopted by the Little Rock Board of Directors on July 9, 2013, rezoned the site from MF-6, Multi-Family District, to POD, Planned Office Development. The applicant proposed the development of the site with five (5) single-story office buildings each proposed on a separate lot. The buildings were to range in size from 5,000 square-feet to 15,120 square-feet. The lots were to share access and parking through a cross access and parking agreement. Each of the lots was designed to allow for sufficient parking on each lot for the proposed office users.	

## **BACKGROUND CONTINUED**

A specific listing of uses was approved for the site. The approved uses included a Bank or savings and loan office, Clinic (medical, dental or optical), Establishment of religious, charitable or philanthropic organization, Art gallery, Office (general and professional), Private school for tutoring, business, adult education or special education, Studio (art, music, speech, drama, dance or other artistic endeavors), Travel bureau, Barber or beauty salon, Photography studio, Studio (broadcasting or recording), Duplication shop, Laboratory, Health studio or spa. Nothing has occurred on the site to date. The applicant is now requesting to amend the previously approved POD to allow the addition of a school/daycare center as an allowable use and allow the construction a new building for the school/daycare on the western portion of the site.

The current request is to revise the Planned Office Development, POD, for 1.8-acres of this 4.81-acre tract. The plan includes the construction of a 12,200 square-foot building and forty-five (45) parking spaces within an area containing 18,520 square-feet. A playground area containing 19,431 square-feet of space is proposed and 28,189 square-feet of miscellaneous space including open space and landscaping is proposed. The building is proposed as a single story building.

The site plan indicates the placement of a drive on Kirk Road and on Wellington Village Road. The drive proposed for Wellington Village Road is indicated as a shared drive with the remainder of the property. The drives will require a variance to allow each of them nearer the intersection than typically allowed.

The site plan indicates the placement of a single monument style sign at the intersection of Kirk and Wellington Village Roads. The sign is proposed with a maximum height of seven (7) feet and a maximum sign area of seventy (70) square-feet.

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 were notified of the public hearing. There is not an active neighborhood association, listed with the City, near this site. Please see the attached Planning Commission minute record and site plan for the applicant's

**BACKGROUND** | specific development proposal and the staff analysis and  
**CONTINUED** | recommendation.