

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 2, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 124 North Fillmore Street Short-Form PD-O (Z-2544-A), located at 124 North Fillmore Street.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The request is a rezoning from O-3, General Office District, to PD-O, Planned Development Office, to allow for the construction of a medical office.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<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 11 ayes, 0 nays and 0 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-O request at its April 23, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Hillcrest Residents Neighborhood Association were notified of the Public Hearing.</p>	
BACKGROUND	<p>The property located at 124 Fillmore Street is currently platted as a residential lot zoned O-3, General Office District. AAA Group of Investors proposes to remove the existing office building and construct a new medical office building.</p>	

**BACKGROUND
CONTINUED**

The facility will be located in the rear of the lot with the parking adjacent to the street. The property is located within the Midtown Design Overlay District.

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