

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 4, 2019 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Orion Federal Credit Union Short-Form PD-O, located at 1019 North University Avenue. (Z-4029-C)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting approval of PD-O, Planned Development – Office, zoning to allow for the development of the site with a 3,070 square-foot, one (1)-story Credit Union Branch Building. The proposal includes a fifteen (15)-space parking lot, and right-in and right-out driveways are to be constructed off of both University Avenue and Evergreen Drive. Covered drive-thru services and ATM lanes will be located on the south side of the new building.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PD-O zoning. The Planning Commission voted 9 ayes, 0 nays and 2 absent to recommend approval.</p>	
<b>BACKGROUND</b>	<p>Staff is supportive of the proposed PD-O, Planned Development – Office, for a Credit Union Building. Although the plan does not comply fully with all aspects of the Midtown Design Overlay District (DOD), staff feels the applicant has proposed a quality development. The property is located at the northern edge of the DOD and is not within what was anticipated to be the more pedestrian-oriented area of the Midtown DOD.</p>	

**BACKGROUND  
CONTINUED**

The item was reviewed by the Midtown Redevelopment Advisory Board (although there was not a quorum for a meeting).

The Planning Commission reviewed this request at their April 25, 2019, meeting and there were no objectors present. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.