

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 6, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled James Mitchell School Revised Short-Form PCD, located at 2410 South Battery Street. (Z-5442-F)</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	The applicant proposes to amend the previously-approved PCD, Planned Commercial Development, to review the development plan for a Public Charter School which will occupy the site.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 11 ayes, 0 nays and 0 absent.
BACKGROUND	The overall property located at 2410 South Battery Street is divided into three (3) basic areas: 1) the Main Building – the original structure built in 1908 with approximately 35,000 square-feet including an attached addition, called the Annex; 2) a one (1)-story classroom addition with approximately 3,800 square-feet; and 3) a single detached classroom building, built in the 1970’s with approximately 1,000 square-feet, all totaling approximately 39,800 square-feet.

**BACKGROUND
CONTINUED**

Ordinance No. 20,004, adopted by the Little Rock Board of Directors on July 15, 2008, established the James Mitchell School Short-Form PCD. The approval established uses for the site requiring a number of the uses to be reviewed through a revision to the PCD, Planned Commercial Development, prior to the use locating on the site. The uses which were allowed without a public review were the public-quasi public type uses such as the pre-K-12 educational/day care – supplemental educational services, Saturday academy, summer program, Pre-K Program and/or day care, meeting space for the Wright Avenue Neighborhood Association. In addition, the approval allowed the owner to operate warehouse space for storage of merchandise for his internet distribution business. There was to be no walk-in customer traffic due to the fact that the business involved Internet sales only. Approved uses which would require review through a revision to the PCD included multi-family residential – 1, 2, 3 bedroom loft apartments, recreation – fitness center and/or Police Athletic League, dance studio/recording studio, meeting/event rental space – conference/ meetings/ workshop/ wedding receptions and/or parties, eating place inside – café, cafeteria and/or restaurant.

The applicant now proposes to amend the previously-approved PCD to allow for the review of the development plan for a Public Charter School which will occupy the site. The proposed project is to renovate the James Mitchell School. The project will take the abandoned school and convert it back to a Public Charter School serving grades K through 12th. The existing vacant school buildings are 42,695 total square-feet combined. The buildings together contain the potential for twenty-two (22) new classrooms, a new office and administration area, a new cafeteria for 170 students, a new kitchen/food prep area, toilets and storage. The existing school campus also has a playground teacher parking and an existing loading area. The Charter School will fit with the existing structure starting at 344 students in the first year and reach up to 544 students by Year 5.

The Planning Commission reviewed the proposed PCD request at its April 27, 2017, meeting and there were no registered objectors present. All property owners located within 200-feet of the site along with the Downtown Neighborhood Association and the Wright Avenue Neighborhood Association were notified of the public hearing.

**BACKGROUND
CONTINUED**

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