

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 5, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled New Africa Development Long-Form PCD (Z-2502-B), located south of 40<sup>th</sup> Street between Whitfield and Potter Streets.</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>
<p><b>SYNOPSIS</b></p>	<p>The request is a rezoning from PD-R, Planned Development - Residential, MF-12, Multi-Family District, and C-3, General Commercial District, to PCD, Planned Commercial Development, to allow a Mixed-Use Development to be developed in multiple phases.</p>	
<p><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.</p>	
<p><b>CITIZEN PARTICIPATION</b></p>	<p>The Planning Commission reviewed the proposed PCD request at its June 26, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow and the Westwood Neighborhood Associations were notified of the Public Hearing.</p>	

## **BACKGROUND**

On October 5, 1971, by the adoption of Ordinance No. 12,547, the Little Rock Board of Directors rezoned 12.15 acres from B-Residential to MF-12, Multi-Family District, and 4.4 acres from B-Residential to F-Commercial which was later changed to C-3, General Commercial District. This action rezoned the property which included the area currently under review for the PCD zoning.

Ordinance No. 19,212, adopted by the Little Rock Board of Directors on October 5, 2004, rezoned an area containing six (6) acres from MF-12 to PD-R, Planned Development – Residential, to allow for the development of twenty-two (22) single-family homes, a mosque and an education building.

A maximum of fifty (50) students were proposed within the education building with five (5) teachers and three (3) support personnel. The hours proposed were from 8:00 AM to 5:00 PM, five (5) days per week. The worship center would have a maximum seating capacity of 100 persons with daily activities proposed from 5:00 AM to 9:00 PM, seven (7) days per week.

The applicant is seeking approval of a generalized site plan to allow the future development of this site with a mixed-use development. The uses proposed include residential, single-family and elderly housing, a community center, a school, a Masjid, office and retail uses. The single-family homes will be offered on individual lots for sale. The elderly housing will be age limited to persons defined by the Federal Housing Administration as elderly persons. The school is proposed with grades K to 6<sup>th</sup> with a maximum of 100 students, six (6) teachers, one (1) administrator and one (1) secretary. The development is also proposed with a daycare facility with a maximum of fifty (50) children, one (1) administrator and five (5) aides. Transportation will be provided for the school and daycare children. The proposal includes one (1) bus for the school, one (1) van for the daycare and one (1) van as an alternate.

The applicant has indicated the community center will be available for lease by the community at large. Each person leasing the center will be required to sign a lease agreement at the time of rental. The community center will be available for special events.

**BACKGROUND  
CONTINUED**

The applicant has indicated the site will be developed in multiple phases. The commercial, Masjid and a portion of the single-family lots will be developed in the initial phase. The elderly housing, the remaining single-family homes in a subsequent phase and the community center and school in a final phase. The applicant has indicated prior to the development of each phase or multiple phases review and approval of the specifics of the plan will be sought from the City through a revision to the PCD zoning.

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