

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 7, 2018 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Metropolitan Housing Authority, Powell Towers, Short-Form POD, located at 1010 Wolfe Street. (Z-4336-TT)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<b>SYNOPSIS</b>	The applicant is proposing to rezone the property from O-2, Office and Institutional District, to POD, Planned Office Development, to allow for the creation of a two (2) lot plat to recognize the existing uses located on the property with the lots not fully complying with the O-2, Office and Institutional District.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 9 ayes, 0 nays, 1 absent and 1 recusal (Commissioner Laha).
<b>BACKGROUND</b>	The site consists of Lots 1 – 12, Block 13, Marshall & Wolfe’s Addition to the City of Little Rock, Pulaski County, Arkansas and is located at 1010 Wolfe Street. The site contains approximately 2.11 acres. All lots are currently zoned O-2, Office and Institutional District. Jesse Powell Towers (with 169 living units) and an Administrative Building for the Metropolitan Housing Authority are both located on the site.

**BACKGROUND  
CONTINUED**

There are sixty-five (65) parking spaces around the Powell Towers, ten (10) spaces next to the administrative building and a twenty-five (25)-foot building setback along all four (4) sides of the overall site.

The site is not currently in compliance with the O-2 District regulations due to the sixty-five (65) parking spaces for Powell Towers (eighty-five (85) are required) and the administrative building encroaches into the twenty-five (25)-foot building setback along 10<sup>th</sup> Street and Wolfe Street. The applicant is proposing a replat of the lots to allow the creation of two (2) lots. With the replat the two (2) lots will be below the two (2)-acre minimum lot size per the O-2; therefore, the applicant is requesting approval to rezone the site to POD, Planned Office Development, to allow the lot split as proposed. The current use of each structure on the proposed tracts will remain the same with no additional development.

The lot split would allow the existing Powell Towers which will consist of 1.512 acres and the administrative office building which will consist of 0.598 acres to be on individual lots.

The Planning Commission reviewed the proposed POD request at its June 28, 2018, meeting and there were no registered objectors present. The Capitol Hill Neighborhood Association and the Central High Neighborhood Association and all property owners located within 200 feet of the site were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.