

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 15, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Mid-Town at Fair Park Revised Short-Form PCD, located on the southwest corner of Interstate 630 and Fair Park Boulevard. (Z-8472-C)</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>
<b>SYNOPSIS</b>	<p>The request is to revise the previously-approved PCD, Planned Commercial Development, to allow for the development of the site with a Medical Office Building.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>	
<b>BACKGROUND</b>	<p>The applicant is proposing to amend the previously approved PCD for the northern portion of the site, Lots 3 – 5, to allow the construction of a 120-foot by 120-foot building envelope for a four (4)-story Medical Office Building. The plan indicates the placement of sixty-one (61) staff parking spaces, thirty (31) handicap parking spaces and 173 patient parking spaces. The hours of operation are from 6:00 AM to 8:00 PM, Monday through Friday and from 8:00 AM to 12:00 PM on Saturday.</p>	

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed the proposed PCD request at its November 3, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the University District, the Oak Forest Neighborhood Association, the Fair Park Residents Association, the Curran Conway Neighborhood Association and the University District Neighborhood Association 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.