

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 3, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Philander Smith College Short-Form POD, located at 900 West Daisy L. Gatson Bates Drive. (Z-5675-E)</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 a rezoning from R-4, Two-Family District, to POD, Planned Office Development, to allow for the creation of lots around certain structures located on the campus.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the requested zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 9 ayes, 0 nays and 2 absent.</p>	
<b>CITIZEN PARTICIPATION</b>	<p>The Planning Commission reviewed the proposed POD request at its October 6, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Downtown Neighborhood Association were notified of the Public Hearing.</p>	
<b>BACKGROUND</b>	<p>The college occupies most of an area contained within twelve (12) blocks extending from Interstate 630 on the north to Daisy L. Gatson Bates Drive on the south and from Gaines Street on the east to Chester Street on the west. A large number of the buildings proposed in the overall master development plan have been constructed.</p>	

**BACKGROUND  
CONTINUED**

There are three (3) to four (4) buildings proposed within the area proposed for rezoning to POD, Planned Office Development, which have not been constructed but are indicated on the site plan for future development.

Only a portion of the site will be rezoned from R-4, Two-Family District, to POD to allow for the creation of a proposed plat/plan for Philander Smith College. Philander Smith is required by their lending institutions to create “foreclosable lots” around certain structures on the campus thus the need for the preliminary plat/planned office development rezoning request. The plat includes variances from the typical development standards of the subdivision and zoning ordinances with regard to setbacks, landscaping requirements and parking for the newly created lots. All other aspects of the proposed development are referenced within the approved CUP, Conditional Use Permit, requests as noted above and contained within the approved CUP files.

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