

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Little Rock Community Mental Health Center Short-Form PD-O, located at 1020 Daisy L. Gatson Bates Drive. (Z-9077)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The request is a rezoning from I-2, Light Industrial District, to PD-O, Planned Development Office, to allow Pinnacle House to offer overnight stay on a limited basis to their clientele.</p> <p>None.</p> <p>Staff recommends approval of the requested PD-O zoning. The Planning Commission voted to recommend approval of the PD-O zoning by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>The Planning Commission reviewed the proposed PD-O 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> <p>Pinnacle House is located at 1020 West Daisy L. Gatson Bates Drive, which is at the corner of Daisy L. Gatson Bates Drive and Chester Street.</p>	

**BACKGROUND
CONTINUED**

Community Mental Health Center, Inc. (CMHC) purchased the property in 2007 and since that time has operated it as an adult day care facility providing social services, day activities, job training and resources, individual and group therapy, administration of medication and other related services to adults with mental health issues. Pinnacle House serves thirty-five (35) to sixty (60) people each day through its various day programs.

In order to better serve the community and its patrons, CMHC plans to add eight (8) to ten (10) overnight beds to Pinnacle House which would allow CMHC to provide emergency shelter and short term crisis stabilization care to patients who are transitioning from a higher level of care into intermediate, supervised or independent living situations. The only exterior change to the property will be the addition of a driveway to the east side of the building, which will be used for patrons being delivered to the facility by automobile or transfer ambulance. The modification of the facility will also include some interior remodeling to provide appropriate accommodations for sleeping and bathing. The space will accommodate staff who will provide line of sight supervision twenty-four (24)-hour per day. A security officer will also be on duty during all hours of operation.

The current I-2, Light Industrial District, zoning allows the adult day care center by right. However, the modification of use planned by CMHC is not allowed under the current zoning because I-2, Light Industrial District, does not allow any overnight care facilities. CMHC is requesting a rezoning to Planned Development Office to allow O-3, General Office District, uses as allowable uses.

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