

**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 Central Arkansas Urgent Care Short-Form PD-I, located in the 7400 block of Lindsey Road. (Z-9078)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is requesting a rezoning of the site from I-2, Light Industrial District, to PD-I, Planned Development - Industrial, to add a medical clinic as an allowable use for the site.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PD-I zoning. The Planning Commission voted to recommend approval of the PD-I zoning by a vote of 9 ayes, 0 nays and 2 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-I request at its October 6, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing.</p>	
BACKGROUND	<p>The applicant is requesting a rezoning of the site from I-2, Light Industrial District, to PD-I, Planned Development - Industrial District, to add a medical clinic as an allowable use for the site. The applicant is proposed to develop the clinic on part of Lot "F" Area 201, of the Little Rock Port Addition.</p>	

**BACKGROUND
CONTINUED**

Phase 1 is proposed as the health clinic. Phase II is proposed as a storage area for contractors. The two (2) uses will share a single driveway access from Lindsey Road.

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