

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 20, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled the United Methodist Foundation of Arkansas Revised Short-Form PD-O, located at 5300 Evergreen Drive. (Z-6249-A)</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 request is to amend the previously-approved PD-O, Planned Development - Office, to add General and Professional Office uses as allowable uses for the property.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<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 11 ayes, 0 nays and 0 absent.</p>	
BACKGROUND	<p>Ordinance No. 17,462, adopted by the Little Rock Board of Directors on April 15, 1997, rezoned the site from R-2, Single-Family District, to PD-O, Planned Development - Office, to allow for development of the site with a 2,599 square-foot one (1)-story office building. The sole tenant was proposed as the United Methodist Foundation of Arkansas.</p> <p>The request is to amend the previously-approved PD-O, Planned Development - Office, to add General and Professional Office uses as allowable uses for the property. The property was zoned PD-O in 1997 to allow the United Methodist Church of Arkansas to construct a new office building on this site.</p>	

**BACKGROUND
CONTINUED**

The approval of the zoning limited the occupancy to the United Methodist Church of Arkansas. The United Methodist Church of Arkansas now requires a larger facility and is proposing to relocate its office to a new location in the City. The amendment to the zoning and the addition of General and Professional Office uses as allowable uses for this site will allow the future sale of the property.

The Zoning Ordinance defines General and Professional Office as a place for the regular transaction of business, but not to include the occupation by retail sales, transfer of manufactured goods or storage of commodities. The approval would allow uses such as accountants, attorneys and other professionals, charitable organizations and similar low impact office uses. The applicant notes as with the current user the future users would generate very little traffic and create no burdensome parking problems.

There are no other modifications proposed for the site. The applicant indicates the existing sign will be refaced with the new tenant's information. The sign is built into the screening wall at the intersection of Evergreen and North Harrison Streets. The height of the screening wall is less than four (4) feet. The signs are forty-eight (48) inches by forty-eight (48) inches or each with sixteen (16) square-feet of sign area.

The Planning Commission reviewed the proposed PD-O request at its February 22, 2018, meeting and there was one (1) registered objector present. All property owners located within 200 feet of the site along with the Hillcrest Residents 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.