

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

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

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance establishing a Planned Zoning District titled Independent Case Management Revised Short-Form PD-O (Z-6622-B), located at 13310 Kanis Road.</p> <p>Submitted By:</p> <p>Department of Planning and Development</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>The applicant is proposing a revision to the existing PD-O, Planned Development – Office, zoning to allow the addition of assisted living as an allowable use for the site.</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 10 ayes, 0 nays, 0 absent and 1 open position.</p> <p>The Planning Commission reviewed the proposed PD-O request at its January 29, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Gibraltar Heights/Pointe West/Timber Ridge Property Owners Association, the Parkway Place Property Owners Association and the Woodlands Edge Community Association were notified of the Public Hearing.</p> | |

BACKGROUND

On June 1, 1999, the Board of Directors approved Ordinance No. 18,027 which rezoned the property from R-2, Single-Family, to PD-O, Planned Development Office. The approved PD-O allowed for the construction of a 2,500 square-foot (one (1)-story) office building for Independent Case Management. The approved site plan also showed small areas of parking along the east and north sides of the building along with a single access point from Kanis Road, near the southeast corner of the property.

Ordinance No. 18,164, adopted by the Board of Directors on December 20, 1999, allowed a revision to the previously-approved site plan in order to move the driveway location and eliminate the small parking area along the north side of the building. The originally approved site plan indicated the access drive to be nearer the southeast corner of the property. The applicant maintained the driveway would be constructed in the location of an existing driveway location, in order to save existing trees on the site. During construction it was determined the existing driveway location was near the center of the site and not near the southeast corner of the property as was represented on the approved site plan. The revision allowed the driveway to be located approximately fifty (50) feet further west than originally shown on the plan.

The applicant is proposing a revision to the existing PD-O zoning to allow the addition of assisted living as an allowable use for the site. The building was built in 1990 with the second level unfinished attic space. The proposal is to convert the first floor into four (4) apartments. The apartments are proposed with on-suite bathrooms and ample storage for daily necessities and medications. Each stand-alone apartment will have its own entrance and exit, with exterior access onto a private patio. There will be a community laundry facility, a central kitchen area, meeting space and entertainment/recreation area. The site plan also includes a guest apartment.

The second level will have separate parking and entrance. This level will have offices, meeting space and storage. There are four (4) office suites, a waiting area and work room proposed on this level. There is no through access from this level to the ground level, except for required egress to comply with building codes.

**BACKGROUND
CONTINUED**

The parking area for this level is proposed with five (5) parking spaces.

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