

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 5, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled The Ranch Long-Form PCD, located at 18020 Cantrell Road. (Z-4343-GG)</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>	The applicant is requesting a rezoning of 33.5 acres from R-2, Single-Family District, O-3, General Office District, and C-3, General Commercial District, to allow for the development of this site as the Bank of the Ozarks corporate headquarters and campus.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.
<b>BACKGROUND</b>	The applicant is requesting a rezoning of 33.5-acres from R-2, Single-Family District, O-3, General Office District, and C-3, General Commercial District, to allow for the development of this site as the Bank of the Ozarks corporate headquarters and campus. The project is proposed in multiple phases (seven (7) phases total). The first phase includes the construction of a five (5)-level office building and underground parking. The total building spare footage for Phase 1 is 180,000 square-feet of office space. The plan includes 290 parking spaces within the parking deck and 275 surface spaces for a total of 565 parking spaces.

**BACKGROUND  
CONTINUED**

Phase 2 is proposed with a bank containing 2,800 square-feet. The building is a one (1) -story building. Thirty-four (34) parking spaces will be constructed with the bank. The bank is to be located on the western side of the development near the existing Patrick Country Road. Also in Phase 2 an office/retail building containing 60,000 square-feet of floor area will be constructed. The building is proposed with three (3) levels. Two (2) levels of office and one (1) level of retail. With this construction 155 parking spaces will be provided.

Phase 3 includes the construction of an office building with four (4) levels of office and one (1) level of underground parking. The office spaces totals 56,000 square-feet with thirty-six (36) parking spaces within the deck and 127 surface parking spaces.

Phase 4 is proposed with a four (4)-level office building and an area for underground parking. The building is proposed containing 66,000 square-feet of office space. The plan includes thirty-six (36) parking spaces within the deck and 142 surface parking spaces.

Phase 5 is proposed with a four (4)-level office building and one (1) level of underground parking. The office building is proposed with 74,000 square-feet of floor area. The plan indicates forty-six (46) parking spaces within the underground parking deck and 126 surface spaces.

Phase 6 is proposed with a four (4)-level office building and an area for underground parking. The building is proposed containing 66,000 square-feet of office space. The plan includes forty-six (46) parking spaces within the deck and 138 surface parking spaces.

Phase 7 is proposed with 56,000 square-feet of office space within a four (4)-story building. There are 137 surface parking spaces proposed with this phase.

As a separate item on this agenda the applicant is requesting the abandonment of Patrick Country Road extending north from Cantrell Road to the "bridge". (G-23-462)

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed the proposed PCD request at its February 25, 2016, meeting and there were no registered objectors present. All property owners located within twenty (20) feet of the site along with the Aberdeen Court POA, the Bayonne Place POA, the Chevaux POA, the Duquesne Place POA, the Johnson Ranch Neighborhood Association and the Maywood Manor 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.