

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 15, 2018 AGENDA**

<p>Subject:</p> <p>A resolution authorizing an extension of the temporary use of the R-6, High-Rise Residential, zoned property location on the east side of the 1600 Block of Chester Street for student housing for Philander Smith College. (Z-9163-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">Ordinance √ Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p>	<p>Philander Smith College is requesting a two (2)-year extension of the Board of Directors authorization of the temporary use of the R-6, High-Rise Residential, zoned property located on the east side of the 1600 Block of Chester Street for student housing.</p>	
<p>FISCAL IMPACT</p>	<p>None.</p>	
<p>RECOMMENDATION</p>	<p>Approval of the resolution.</p>	
<p>BACKGROUND</p>	<p>At the beginning of the Fall 2016 Semester, Philander Smith College was experiencing an increase in student enrollment, resulting in a shortage of on-campus student housing. As a result, a number of students were being housed in an area hotel. The college proposed to develop a portion of the former Village Square property located in the 1600 Block of Chester Street as a temporary student housing campus for a period of two (2) years, through June 1, 2018.</p>	

**BACKGROUND
CONTINUED**

The college does have previously-approved plans to construct additional student housing on the main campus, located two blocks to the north.

On September 6, 2016, the Board of Directors passed Resolution No. 14,412, approving the temporary use of the property for a student housing development, through June 1, 2018.

Subsequently, the college developed Panther Village. The development consists of six (6) multi-sectional manufactured homes, each containing six (6) bedrooms and areas of common space. The homes are arranged around a thirty-four (34)-space, paved parking lot. The site is enclosed by a six (6)-foot tall, wrought iron type fence. The property is gated and Philander Smith security monitors access through the gates. The homes are underpinned with brick. Along the Chester and IZard Street perimeters, the fronts of the homes face the street, and front porches extend the full width of each home.

Philander Smith is not yet ready to proceed with construction of additional student housing on the main campus. The college desires to continue the temporary use of this student housing complex and is requesting an extension of two (2) additional years.