

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 16, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Markham and Tyler Revised Short-Form POD (Z-8700-A), located on the northeast corner of West Markham and Tyler Streets.</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>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p>	<p>The request is to amend the previously-approved POD, Planned Office Development, to allow for the creation of two (2) lots and the construction of a new building on each of the newly created lots.</p> <p>None.</p> <p>Staff recommends approval of the requested POD zoning. The Planning Commission voted to recommend approval of the POD zoning by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The Planning Commission reviewed the proposed POD request at its April 23, 2015, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Hillcrest Residents Neighborhood Association were notified of the Public Hearing.</p>	

**BACKGROUND**

Ordinance No. 20,498, adopted by the Little Rock Board of Directors on November 1, 2011, rezoned the site from O-3, General Office District, to POD, Planned Office District, to allow for the construction of a single-story building containing approximately 22,000 square-feet to be used as a twenty-three (23) bed rehabilitation facility. The site plan indicated the placement of a second building to house the mechanical equipment for the site. Sixty-seven (67) parking spaces were proposed with the new construction. The rehab development was not constructed.

The applicant is now proposing to amend the previously approved POD to allow the creation of two (2) lots and the construction of a new building on each of the newly created lots. Lot 1 is proposed with a medical clinic. Lot 2 is proposed with an outpatient surgery center. The building located on Lot 1 is proposed containing 5,780 square-feet. The building located on Lot 2 is proposed containing 7,607 square-feet. Located on Lot 1 there are forty-seven (47) parking spaces and sixty-three (63) parking spaces are located on Lot 2.

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