

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 2, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Quattro Little Rock Revised Short-Form PCD (Z-5884-C), located at 12300 Chenal Parkway.</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	The request is to amend the previously-approved PCD, Planned Commercial Development, to allow for the redevelopment of this site with a medical office.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 11 ayes, 0 nays and 0 absent.	
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PCD request at its April 23, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Gibraltar Heights/Timber Ridge/Pointe West Neighborhood Association were notified of the Public Hearing.	
BACKGROUND	Ordinance No. 16,781, adopted by the Little Rock Board of Directors on October 18, 1994, rezoned this site from C-3, General Commercial District, to PCD, Planned Commercial District. The approval was to allow Brent Tyrrell Leasing to operate an automobile leasing company from the site.	

**BACKGROUND
CONTINUED**

Ordinance No. 17,223, adopted by the Little Rock Board of Directors on July 2, 1996, allowed the rezoning of this site from C-3 and PCD for a Phase II portion of the development. This development was proposed as a mixed use development and allowed the expansion of Brent Tyrrell Leasing and construction of a new building on a property located immediately east of the original site. This development did not occur. The Board of Directors adopted Ordinance No. 17,554 on August 5, 1997, revoking the PCD zoning and restoring the C-3 zoning.

The applicant is now requesting to amend the previously approved PCD located at 12300 Chenal Parkway to allow a MedExpress development on the site. The development is proposed with a one (1)-story, 4,718 square-foot immediate care medical office building with associated parking. The site plan indicates thirty-seven (37) 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.