

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 4, 2019 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Grow Learning Center Revised PID, located at 5 Remington Cove. (Z-7854-F)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p align="center">√ Ordinance Resolution</p>	<p>Approved By:</p> <p align="right">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The applicant is proposing a revision to the PID, Planned Industrial Development, expanding onto the western lot to allow a new 10,000 square-foot classroom and administration building and for expansion of the parking lot and drives.</p> <p>None.</p> <p>Staff recommends approval of the PID zoning. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval.</p> <p>Ordinance No. 20,385, adopted by the Board of Directors on January 18, 2011 rezoned the property from I-1, Industrial Park District, to PID, Planned Industrial District, to add the pediatric therapy and education facility as an allow able use. The approved site plan showed a 10,000 square-foot Phase 1 building with a 3,500 square-foot Phase 2 addition. Client numbers were projected to grow to 100 by the end of Year 2.</p>	

**BACKGROUND
CONTINUED**

Hours of operation were approved for 7:00 AM - 6:00 PM, Monday - Friday. Fifty-two (52) parking spaces were indicated, and the approved plan showed a common access drive with the lot adjacent to the west. The first phase was constructed with 10,900 square-feet of building area. Ordinance No. 21,024, adopted by the Board on April 21, 2015, revised the PID to allow a 5,212 square-foot addition to the facility. There were no changes to the parking and drives. Ordinance No. 21,105, adopted by the Board on October 5, 2015, revised the PID to allow for additional parking to be extended onto the lot adjacent to the west.

The single-story building will be designed to match the existing building. The new building will contain four (4) day care classrooms totaling 4,250 square-feet and pediatric therapy and business administration areas totaling 5,750 square-feet. A new access drive to Talley Road is proposed. The existing playground will be expanded between the two (2) buildings. A covered walkway canopy will connect the new building to the existing building.

The Planning Commission reviewed this item at their April 25, 2019, meeting and there were no objectors present. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.