

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 9, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Commercial District titled Lot 13, The Village at Rahling Road Short-Form PCD; located at 40 Rahling Circle. (Z-6323-Z)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is requesting approval of PCD, Planned Commercial Development, zoning to allow for the development of this lot with a one (1)-story, 7,950 square-foot office building and associated forty-one (41)-space parking lot for CGI.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval. The Planning Commission voted 8 ayes, 0 nays and 3 absent to recommend approval.</p>	
BACKGROUND	<p>On August 5, 1997, the Board of Directors adopted Ordinance No. 17,542 which established The Village at Rahling Road PCD. The PCD, Planned Commercial Development, established a multiple-lot development with C-2, Shopping Center District, uses being permitted. The initial action established a site plan for Lots 1 and 2 of the development with the intent being that each of the remaining lots would be brought through the planned development process on an individual basis as a particular development was proposed.</p>	

**BACKGROUND
CONTINUED**

Most of the lots have subsequently been developed. There are some undeveloped lots remaining.

The building is proposed to have a height of 20'8" and will contain a reception lobby, conference rooms, private offices, an attached garage, a large executive board room, catering kitchen, break room and a 910 square-foot multipurpose room with future plans to add a 2nd 910 square-foot multipurpose room. The facility will front Rahling Circle and will have a common plaza between the sidewalk and front door for patrons to enjoy. The plaza will contain sculptures and sitting areas surrounded by meditation landscape. The dumpster is located at the rear of the site and will be enclosed by a CMU block wall. The monument style ground mounted sign will have a maximum height of six (6) feet and a maximum area of sixty-four (64) square-feet as per the approved PCD.

The Planning Commission reviewed this item at their June 6, 2019 meeting. There were no objectors present. The Commission voted, as part of the consent agenda, to recommend approval. Please see the attached Commission minutes for the full analysis and commission action.