

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 4, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Riverdale RH-5B Revised Short-Form PCD, located on the east side of Riverfront Drive, just south of Morgan Keegan Drive. (Z-4987-G)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The request is to revise the previously-approved PCD, Planned Commercial Development, to allow for the construction of a new office building on this existing vacant lot.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PCD zoning. The Planning Commission voted to recommend approval of the PCD zoning by a vote of 10 ayes, 0 nays and 1 absent.</p>	
BACKGROUND	<p>Ordinance No. 15,459, adopted by the Little Rock Board of Directors on April 19, 1988, allowed for a multiple lot development, which allowed the rezoning of 40+ acres from O-2, Office and Institutional District, to PCD, Planned Commercial Development. The approved site plan included the development of multi-family residential, office and commercial uses all centered on a waterfront harbor. Subsequent revisions have allowed the development of the site with office and residential uses.</p>	

**BACKGROUND
CONTINUED**

The property is currently zoned PCD and was part of the original Riverdale Harbor Development. The developer is proposing a single-story, 8,400 square-foot professional office. The surrounding properties are also developed with office users. Parking is more than adequate with twenty-four (24) proposed parking spaces and an area for twelve (12) future parking spaces along Riverfront Drive should a future tenant need additional parking spaces. The developer is requesting a variance for driveway spacing to allow a right-out driveway to facilitate traffic circulating within the parking areas. Riverfront Drive is a divided parkway which will eliminate left-turns to and from this proposed driveway. The proposed driveway will be 18 -feet from the driveway to the south and 330 feet from Morgan Keegan Drive to the north.

The developer is requesting in-lieu stormwater detention. This property is part of the Riverdale Levee District which was designed for developed conditions and eliminates the need for detention on individual lots. The in-lieu fee could be used by the City for other drainage improvements in the area.

The Planning Commission reviewed the proposed PCD request at its August 9, 2018, meeting and there were no registered objectors present. The Riverside Neighborhood Association and all property owners located within 200 feet of the site were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.