

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 20, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Herrick Heights Long-Form PD-R, located on the west side of Bowman Road between the Brodie Creek Subdivision and the Pointe at Brodie Creek Apartments. (Z-8503-D)</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><b>SYNOPSIS</b></p>	<p>The applicant is requesting to rezone the site from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow a multi-phase development to include single-family, multi-family and office uses.</p>	
<p><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 7 ayes, 4 nays and 0 absent. The Commission reviewed a request to allow three (3) amendments to the proposal. The Commission voted to accept the three (3) amendments by a vote of 7 ayes, 4 nays and 0 absent.</p>	
<p><b>BACKGROUND</b></p>	<p>The applicant is proposing to rezone a 73.95-acre site to PDR, Planned Development Residential, to allow for an overall development plan of the entire acreage. The plan indicates the northern portion of the site with single-family detached homes including a fifty (50)-foot open space buffer.</p>	

**BACKGROUND  
CONTINUED**

There is an area located along South Bowman Road which is indicated for future development with O-1, Quite Office District, uses. The plan indicates single-family residential contained within 27.25 acres, the multi-family development contained on 23.45 acres, floodway and open space containing 11.75 acres and O-1 uses containing 11.50 acres.

The multi-family development will be accessed from the existing development located on South Bowman Road. The multi-family portion of the development is proposed with 408 units. The units will be developed in phases with 120 units open for leasing in 2017, ninety-six (96) units in 2018, ninety-six (96) units in 2019 and ninety-six (96) units in 2020.

This item was before the Board of Directors at their March 1, 2016, meeting and during the discussions the applicant offered three (3) amendments to the application which the Board of Directors determined were significant modifications and requested the item be returned to the Commission for review and consideration of the three (3) amendments. The three (3) amendments and as further modified at the May 19, 2016, Commission hearing, are as follows:

1. Construct a single-lane roundabout or a traffic signal at the intersection of South Bowman Road and Brodie Creek Trail, including landscape and restoration of landscape within the right-of-way provided when warranted and when the need is met as determined by the City with the various phases of the proposed apartment development. If the need for the improvement has not been met by the final phase of the proposed apartment development the developer will place the cost of the improvement with the City in the form of an in-lieu payment and allow the funds to remain with the City for a period of five (5) years from the date of completion of the final phase of the proposed apartment development. If a traffic signal is constructed the constructed signal improvements consist of necessary poles, foundations, mast arms, signal heads, pedestrian poles and heads for pedestrians crossings as needed, conduits, wiring, cabinet, controller, radio, video equipment, electrical service connection and all incidental work related there to.

**BACKGROUND  
CONTINUED**

2. Provide a fifty (50)-foot wide buffer along the northern boundary of the PRD. No trees would be removed from the buffer, but additional plant materials may be added as part of an approved Landscape Plan.
3. That portion of the PRD marked “Proposed Residential” will be developed as single-family residential, with lots widths and home sizes similar to those in either the Brodie Creek and/or Woodlands Edge developments.

The Board’s directive to the Commission was to review these three (3) modifications and determine if the modifications would change the Planning Commission’s recommendation of the item.

The Planning Commission reviewed the amended request at its May 19, 2016, meeting and there were a number of registered objectors present. All property owners located within 200 feet of the site along with the Woodlands Edge Property Owners Association 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.