

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 17, 2017 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance establishing a Planned Zoning District titled Stone Crest Apartments Short-Form PD-R, located at 9700 Baseline Road. (Z-9105-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution Approval Information Report</p> | <p>Bruce T. Moore City Manager</p> |

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| SYNOPSIS | The request is a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to recognize the former use of the site as multi-family and add additional property for parking. |
| FISCAL IMPACT | None. |
| RECOMMENDATION | Staff recommends denial of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning at their December 15, 2016, meeting by a vote of 8 ayes, 1 nays, 1 absent and 1 open position. |
| BACKGROUND | The applicant is proposing to rezone the site from R-2, Single-family to PD-R, Planned Development - Residential, to recognize the former use of the site as multi-family and add additional property for parking. The applicant states they have worked diligently with their project engineer, to create a site plan that attempts to directly address the concerns raised by the Board, one of which addresses the parking and the relationship to the single-family home to the north along Herrick Lane. The applicant has negotiated to purchase the adjacent house and property on Herrick Lane to use and has included the area into the project to provide parking for the development. The off-site parking located across Winston Drive has been eliminated. |

**BACKGROUND
CONTINUED**

The applicant has indicated the site will contain fifty-four (54) units of multi-family housing. Forty-eight (48) units will be one (1)-bedroom units and six (6), three (3)-bedroom units. Within the existing buildings the applicant is proposing an office, custodial office and laundry facility. The development will be gated and fenced to limit access to the site.

The site plan indicates the placement of eighty-one (81) parking spaces to serve the future residents. The zoning ordinance for multi-family developments typically requires the placement of 1½ parking spaces per unit. With the site containing fifty-four (54) units a total of eighty-one (81) parking spaces would typically be required to serve the use. All the proposed parking is located on the apartment site. The applicant has indicated the lot located on the eastern side of Winston Drive will not be included in this development and there are no plans for the development of this lot at this time.

The plan includes the placement of additional landscaping along the new paved areas both interior and perimeter landscaping. The applicant is also indicated paving will be removed and additional landscaping will be added along Winston Drive adjacent to the existing building. Within the landscaped areas plantings of trees and shrubs will comply with the landscape ordinance requirements.

Staff has reviewed the previous recommendation. Based on multiple site visits to the property and the neighborhood staff does not feel the placement of the parking, as proposed by the applicant, is appropriate. Staff previously raised concerns with the overall development plan of the site and the lack of parking to serve the proposed number of multi-family units. The applicant has addressed this concern by reducing the number of units and providing additional parking by placing the minimum parking as typically required by ordinance on the site. However, staff feels the proposed parking located along the northern perimeter, adjacent to several homes, could potentially have an adverse impact on the homes and allow for further encroachment of the parking into the neighborhood. Staff recommends denial of the request.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PD-R request at its December 15, 2016, meeting and there was one (1) registered objector present. All property owners located within 200 feet of the site along with Southwest Little Rock United for Progress and the Town and Country Neighborhood 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.