

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 7, 2017 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Copper Run Long-Form PD-R, located at 16901 Pride Valley Road. (Z-9261)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The request is to rezone the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the development of a single-family subdivision.</p> <p>None.</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 8 ayes, 1 nays and 2 absent.</p> <p>The project contains approximately 43.93 acres, 139 single-family residential lots and is located at 16901 Pride Valley Road. The northern portion of the property is a manufactured home park that will be removed with the project. The rear of the property is undeveloped. The applicant is proposing to develop the site with a patio home residential neighborhood. The development is proposed with a mixture of fifty (50)-foot and sixty (60)-foot wide lots. The homes are proposed with brick, stone, stucco and/or hardi-board exteriors with architectural shingled roofs.</p>	

**BACKGROUND
CONTINUED**

The developer will dedicate the right of way and construct ½-street improvements to Pride Valley Road. Along the frontage, in a tract adjacent to the right-of-way, the applicant is proposing to construct an eight (8)-foot tall brick wall with ten (10)-foot columns.

The Planning Commission reviewed the proposed PD-R request at its October 12, 2017, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Kanis Creek 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.