

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 7, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned District – Residential titled Parkside at Wildwood – Short-Form PD-R, located south of Denny Road and east of Wildwood Place Circle. (Z-9183-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

<p style="text-align: center;">SYNOPSIS</p>	<p>The applicant is requesting that the property located south of Denny Road and east of Wildwood Place Circle be rezoned from PD-R, Planned District – Residential, to Revised PD-R to allow for the continuation and build-out of the Parkside at Wildwood Single-Family Subdivision.</p>
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the PD-R zoning. The Planning Commission voted to recommend approval by a vote of 11 ayes and 0 nays.</p>
<p style="text-align: center;">BACKGROUND</p>	<p>On March 7, 2017, with the Board of Directors approved Ordinance No. 21,370, which established the Wildwood Trails Long-Form PD-R. The proposal was for seventy-one (71) residential lots containing both attached and detached single-family homes. Generally, the western third of the property was not shown on the site plan as “Future Development” and not subdivided; however, this portion was approved for advanced site grading. The developer now seeks to subdivide the remainder of the property to continue to build-out the site under the same development standards.</p>

**BACKGROUND
CONTINUED**

This development is a continuation of Phase 1 of Parkside at Wildwood and the applicant seeks to develop it in the same manner as Phase 1. As such, the following standards are proposed:

1. Fifteen (15)-foot front building setbacks on Block 3.
2. Zero lot lines for the attached quadraplexes and triplexes on Block 3.
3. Twenty (20)-foot front building setbacks on Blocks 2 and 4.
4. Fifty (50)-foot lot widths on Block 2.
5. Five (5)-foot side setbacks on Blocks 2 and 4.
6. Thirty-two (32)-foot lot widths on Block 3.

With the completion of the neighborhood along the pattern set in Phase 1. Saffron Circle would be finished to form a street encircling the attached single-family homes of Block 3. These homes would have a fifteen (15)-foot setback from the street and vehicular access would be through an access easement in the rear. The plat indicates a no right of vehicular access from Saffron Circle to these lots. The number of new attached single-family homes proposed is 12.

Detached single-family residences are to be built on the lots on the exterior lots surrounding Saffron Circle, shown as Block 2 on the plat. These lots are have a minimum width of fifty (50) feet. Variances are requested to provide a front setback of twenty (20) feet and side-yard setbacks of five (5) feet.

On the southern portion of the site, Rosemary Way is to be extended to the west and then to the north, culminating in a cul-de-sac. Lots on Rosemary Way, denoted as Block 4, are to be a minimum of sixty (60) feet wide, standard in the R-2, Single-Family District. The same variances to reduce the front setback to twenty (20) feet and the side setback to five (5) feet, as with Block 2, are requested.

Other development standards from the Phase 1 approval are also brought forward into this phase. Accessory structures and fences are permitted as per the R-2 District. The maximum building height will also be as per the R-2 District. This development is to be constructed in a single phase.

The Planning Commission reviewed this request at their November 14, 2020, meeting and there was one (1) objector present.

**BACKGROUND
CONTINUED**

All owners of property located within 200 feet of the site, as well as the Citizens of West Pulaski County, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.