

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 7, 2018 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Townhouse Apartments Short-Form PD-R, located at 15901 Taylor Loop Road. (Z-9322)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align: center;">√ <b>Ordinance</b> Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p>	<p>The request is a rezoning from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow the site to be redeveloped with six (6) units of townhomes.</p>	
<p style="text-align: center;"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align: center;"><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 6 ayes, 3 nays and 2 absent.</p>	
<p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The site currently contains 0.91 acres. The land area will be less after right-of-way dedication for both Taylor Loop Road and Gooch Drive. The plan indicates six (6) total residential units; four (4) units located along the south side of the site and two (2) units on the north side of the site. The units will be separated by two (2)-hour fire rated construction unless the local Fire Marshal requires a fire sprinkler system.</p> <p>Each unit is proposed with an attached two (2) car garage. The units are proposed with 1,700 square-feet of floor area of heated and cooled space, excluding the garage area. The units are proposed with three (3) bedrooms with two (2) bathrooms and a half-bath powder room.</p>	

**BACKGROUND  
CONTINUED**

The maximum building height proposed is twenty-eight (28) feet and six (6) inches to the roof ridge.

The plan indicates the placement of a ten (10)-foot building setback along the southern perimeter of the site. The plan indicates a twenty (20)-foot building setback along Gooch Road and a minimum setback of twenty-five (25) feet from Taylor Loop Road. The minimum building setback along the eastern perimeter is fifteen (15) feet.

The applicant has indicated there will not be fences placed on the perimeters due to the flooding hazards of the site. The applicant notes fences around patio areas will be placed for each unit. Areas along the south property line will be six (6)-foot high for the length of the four (4) units. A six (6)-foot wood fence will also be placed around the patio areas of the homes along the northern portion of the site.

The development is proposed in a single phase. The development in the future may convert to a condominium association but is currently not being considered.

Public Works Staff has worked with the applicant on the site drainage. The subject property is 0.9 acres in size with the upstream drainage basin consisting of 422 acres. The applicant proposes to exceed the drainage requirements found in the Little Rock Stormwater Management and Drainage Manual. The applicant proposes to provide stormwater detention for the twenty-five (25)-year storm event even though detention is not required to be provided with the property being less than one (1)-acre. The applicant also proposes to provide more stormwater storage volume on the site than the pre-developed condition. Appropriate landscaping in the area proposed to store stormwater will be tolerant of the temporary ponding conditions.

Staff is supportive of the applicant's request. The applicant is seeking approval of the rezoning to allow the development of six (6) townhomes with a density of 6.66 units per acres, just over the density typically allowed per the future land use designation of Residential Low. Staff feels the development of the site as proposed is appropriate.

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed the proposed PD-R request at its June 28, 2018, meeting and there was one (1) registered objector present. The Westchester Property Owners Association and the Madison Valley Property Owners 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.