

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 17, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Valley Oaks Court Revised POD, located on the north side of Mabelvale West Road at Angel Court (Z-4768-D).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the 5.90-acre property, located on the north side of Mabelvale West Road at Angel Court, be rezoned from POD, Planned Office Development, to Revised POD, to allow for the development of seven (7) single-family residential lots and two (2) commercial lots.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the Revised POD rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 0 nays, 3 absent and 1 open position.
BACKGROUND	<p>The applicant is requesting a Revised POD, Planned Office Development, to allow for the development of nine (9) lots on the southern 5.90 acres of the overall 20.99-acre site. The lots border Mabelvale West Road to the south and Angel Court to the east. The rezoning is to allow for a future development with commercial and residential uses.</p> <p>The property is currently zoned POD and contains an existing forty-seven (47) lot residential subdivision on the north section of the site with an existing paved street (Angel Court) connecting to Mabelvale West Road to the south.</p>

**BACKGROUND
CONTINUED**

The south portion of the site is undeveloped and slopes slightly south towards Mabelvale West Road. The property contains an open area Tract "A" along the east border of the property located within the 100-Year Flood Plain. The adjacent properties in the immediate area contain mostly residential zoned properties to the east and west with C-3, General Commercial District, and O-3, General Office District, developments to the southeast and southwest.

The applicant is proposing to subdivide the site into nine (9) lots and one (1) open tract adjacent to Angel Court along the eastern border of the site. The site will be developed in a single phase with lot sizes averaging between 7,606 square-feet and 10,741 square-feet for residential uses and over 25,751 +/- square-feet for commercial uses with twenty-five (25)-foot front and rear building setback lines.

The applicant proposes to subdivide the 5.90 acres as follows:

- Lot 1R – 1.8 acres
- Lot 2R – 0.59 acres
- Lot 3R – 0.26 acres
- Lot 4R – 0.25 acres
- Lot 5R – 0.48 acres
- Lot 6R – 0.41 acres
- Lot 7R – 0.41 acres
- Lot 8R – 0.52 acres
- Lot 9R – 0.17 acres

The applicant proposes to develop lots 1R and 2R as (C-3) Commercial uses and lots 3R through 9R with (R-2) Residential uses.

All the lots within the proposed development will be developed as per the Zoning Standards as found in Chapter 36 of the City's Zoning Ordinance. These standards include minimum building setbacks from property lines, building heights (unless otherwise noted in this analysis), minimum buffers, minimum number of parking spaces, and signage. Additionally, all of the lot developments will comply with the minimum landscape requirements as found in Chapter 15, where applicable.

All new dumpsters must be screened as per Section 36-523(d) of the City's Zoning Ordinance.

**BACKGROUND
CONTINUED**

All site lighting on lots 1R and 2R must be low level and directed away from adjacent properties.

No signage is currently proposed for the development. All proposed signage for the development must conform to Section 36-555 of the City's Zoning Ordinance. (Signs allowed in commercial zones).

The following items will be required to be submitted, reviewed, and approved at the time of building permit application for development of lots 1R and 2R:

1. Access easement locations where Lots 1R & 2R are proposing access to the public streets.
2. For Lots 1R and 2R, an accessible route from the public right of way to the proposed building entrances.
3. For Lots 1R and 2R, drainage study will be required to be submitted for review and approval for the future building permits.
4. For Lots 1R and 2R, a traffic impact study.
5. Storm drainage preliminary analysis showing drainage data for all watercourses entering and leaving the plat boundaries.
6. An analysis of all stormwater conveyance for the 100-year storm event onto, within and leaving the property.

The applicant provided responses and additional information to all issues raised during the staff's review of the application. To the staff's knowledge, there are no additional outstanding issues.

The Planning Commission reviewed this request at their December 8, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.