

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 18, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Copper Run Subdivision Revised Long-Form PD-R, located at 16901 Pride Valley Road. (Z-9261-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant is proposing to revise the previously-approved PD-R, Planned Development – Residential, to expand the land area and increase the number of proposed lots. The project contains 56.22 acres and is proposed with 175 residential lots.
FISCAL IMPACT	None.
RECOMMENDATION	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 10 ayes, 0 nays and 1 absent.
BACKGROUND	Ordinance No. 21,501, adopted by the Little Rock Board of Directors on November 7, 2017, rezoned this site from R-2, Single-Family District, to PD-R, Planned Development - Residential. The project contained approximately 43.93 acres and was proposed with 139 single-family residential lots. The applicant proposed to develop the site with a patio home residential neighborhood. The development was proposed with a mixture of fifty (50)-foot and sixty (60)-foot wide lots. The homes were proposed with brick, stone, stucco and/or hardi-board exteriors with architectural shingled roofs.

**BACKGROUND
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The developer was to dedicate the right-of-way and construct half street improvements to Pride Valley Road. The following additional conditions were placed on the proposed development:

- The developer was to provide the right-of-way dedication for the future arterial located near Tele Road, this did not include construction or a payment in-lieu for the street construction.
- The developer would provide a minimum pavement width of twenty (20) feet on Layman Lane from Pride Valley Road to the boundary of the future right-of-way abandonment of Layman Lane to serve as secondary access for this development, this did not include the placement of curb and gutter or sidewalk.
- The developer was to work with staff to provide an adequate turn-around for the secondary access; the right-of-way for Layman Lane was to be abandoned with the Phase 2 portion of the proposed PD-R.
- Traffic calming devices were to be installed along Willow Point Drive as warranted.

The approval included a variance from the City's Land Alteration Ordinance. The approval allowed that with the first phase of construction, the entire site would be graded to make the earthwork balance and prevent the hauling of material over local streets. Grading activities on the site are currently underway.

The applicant is now proposing to revise the previously-approved PD-R to expand the land area and increase the number of proposed lots. The project contains 56.22 acres and is proposed with 175 residential lots. The northern portion of the property was recently used as a manufactured home park; however, all units have been removed. The rear of the property is undeveloped. The applicant is proposing to develop the property into a patio home single-family residential neighborhood. The development is proposed with fifty (50)-foot wide lots. The homes are proposed as brick, stone, stucco and/or hardi-board exteriors with architectural shingled roofs.

The developer will dedicate the right of way and construct half of the Master Street Plan requirements to Pride Valley Road. Along this 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 developer will provide

**BACKGROUND
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the right-of-way dedication for the future arterial located near Tele Road. This does not include the construction of the future arterial or the payment in-lieu of the street construction. In addition, the developer will also provide a twenty (20)-foot paved access on Layman Lane from Pride Valley Road to the boundary of the right of way abandonment for Layman Lane to serve as secondary access for the development. This improvement does not include the placement of curb, gutter or sidewalk.

Along the eastern property line, years ago, Layman Lane was platted as a thirty (30)-foot wide right-of-way. The developer is requesting as a separate item on this agenda the southern 3,190 linear-feet of the right-of-way be abandoned. The area will be retained as an easement.

The Planning Commission reviewed the proposed PD-R request at its August 9, 2018, meeting and there were no registered objectors present. The Kanis Creek 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.