

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 4, 2018 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By :</b>
<p>An ordinance establishing a Planned Zoning District titled The Village at Bella Tierra Long-Form PCD and PD-R, located on the northeast corner of Stagecoach Road and Alexander Road. (Z-8235-B)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p><b>SYNOPSIS</b></p> <p><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p><b>BACKGROUND</b></p>	<p>The applicant is proposing to rezone the site from PID, Planned Industrial Development, to PCD, Planned Commercial Development, and PD-R, Planned Development – Residential, to allow a mixed use project with commercial and office uses fronting on Stagecoach Road and residential uses to the north of the non-residential development.</p> <p>None.</p> <p>Staff recommends approval of the requested PCD and PD-R zoning. The Planning Commission voted to recommend approval of the PCD and PD-R zoning by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>Ordinance No. 19,807, adopted by the Little Rock Board of Directors on August 21, 2007, rezoned an area to the south of the site from I-2, Light Industrial District, to PID, Planned Industrial Development, to allow for the development of 11.5-acres with an office and retail development.</p>	

**BACKGROUND  
CONTINUED**

The developer proposed to subdivide the property into six (6) lots with a mix of various uses including O-3, General Office District, and C-3, General Commercial District, uses. The street, Hidden Creek Boulevard, was currently under construction.

Ordinance No. 20,022, adopted by the Little Rock Board of Directors on September 2, 2008, allowed an expansion of the previously-approved PID zoning. The property was located at the end of the newly-constructed Hidden Creek Boulevard off Stagecoach Road. The property was zoned I-2 and was proposed for rezoning to PID. The approval was to allow for the immediate construction of 192 multi-family units on a 9.8-acre tract and identify additional lots for future development utilizing I-2 and C-3 uses as allowable uses along the future Outer Loop roadway. The property was located in the flood plain of the Fourche Creek, but was not located in floodway.

The developer is now proposing a mixed use project with commercial and office uses fronting on Stagecoach Road. This area would be served by a commercial collector street coming off Stagecoach Road with lots on either side. The building and lot sizes would have a variety of depths and sizes to allow for a diverse group of uses to serve the area. The total land area is 11.22 acres with 93,400 square-feet of proposed building square-footage.

The PRD area contains 39.4 acres with seventeen (17) proposed lots each containing six (6) to eight (8) residential units for lease. These units are attached with parking fields between the units providing three (3) spaces per unit throughout the complex. The development will also have garages for lease to residents which can be used for storage. The development will have walking trails connecting the residential development to a floodway area to the northeast that will be used for recreational areas similar to the Otter Creek Park just across Fourche Creek. A ballfield along with walking trails are proposed for this area.

**BACKGROUND  
CONTINUED**

Several years ago, Stagecoach Road was widened by the Arkansas Department of Transportation and currently meets the Master Street Plan requirements including sidewalk. A fifty-five (55)-foot right-of-way dedication is proposed along the western property line as required by the Master Street Plan to meet the requirements of the north/south arterial proposed as the Crystal Valley Lateral. The developer is requesting a deferral of the boundary street improvements for construction of this future arterial street.

The Planning Commission reviewed the proposed PCD and PD-R request at its June 28, 2018, meeting and there were no registered objectors present. The Otter Creek Homeowners Association and Southwest Little Rock United for Progress 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.