

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 2, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Herrick Heights Long-Form PD-R, located on the west side of South Bowman Road between Brodie Creek Subdivision and the Pointe at Brodie Creek Apartments. (Z-8503-D)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The applicant is requesting to rezone the site from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for a multi-phase development to include single-family, multi-family and office uses.</p> <p>None.</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 7 ayes, 4 nays and 0 absent.</p> <p>The Planning Commission reviewed the proposed PD-R request at its November 19, 2015, meeting and there were registered objectors present. All property owners located within 200 feet of the site along the Woodlands Edge Community Association and the John Barrow Neighborhood Association were notified of the Public Hearing.</p>	

BACKGROUND

On October 8, 2015, the Planning Commission denied a request to rezone twenty-three (23) acres of an overall larger tract from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the construction of 400+ units of multi-family housing. The developer had indicated an overall development plan including boundary street improvements to South Bowman Road and a commitment to develop the northern portion of the property as single-family. The rezoning request did not include the entire 70+ acres and there were no measures for staff to enforce the developer’s proposal.

The applicant is now proposing to rezone the entire site (73.95-acres) to PD-R to allow for an overall development plan of the entire acreage. The proposal includes the entire tract the developer is proposing to purchase. The plan indicates the northern portion of the site with single-family detached homes. There is an area located along South Bowman Road which is indicated for future development with a use other than multi-family. The plan indicates single-family residential contained within 27.25 acres, the multi-family development contained on 23.45 acres, floodway and open space containing 11.75 acres and O-1, Quiet Office District uses containing 11.50 acres.

The multi-family development will be accessed from the existing development located on South Bowman Road. The multi-family portion of the development is proposed with 408 units. The units will be developed in phases with 120 units open for leasing in 2017, ninety-six (96) units in 2018, ninety-six (96) units in 2019 and ninety-six (96) units in 2020.

Please see the attached Planning Commission minute record and site plan for the applicant’s specific development proposal and the staff analysis and recommendation.