

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 3, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Woodland Heights LLC Long-Form PD-R (Z-6660-B), located at 8700 Riley Drive</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√<b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is proposing rezoning of the site from R-6, High-Rise Apartment District, to PD-R, Planned Development – Residential, to add assisted living as an allowable use within the existing building.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<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 10 ayes, 0 nays, 0 absent and 1 open position.</p>	
<b>CITIZEN PARTICIPATION</b>	<p>The Planning Commission reviewed the proposed PD-R request at its January 29, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Briarwood Neighborhood Association, the Bownwood Terrace POA, the John Barrow Neighborhood Association and the Pennbrook Clover Hill POA were notified of the Public Hearing.</p>	
<b>BACKGROUND</b>	<p>Ordinance No. 14,259, adopted by the Little Rock Board of Directors on June 15, 1982, rezoned the property from O-3, General Office District, to R-6, High-Rise Apartment District.</p>	

**BACKGROUND  
CONTINUED**

The applicant is proposing rezoning of the site to PD-R, Planned Development – Residential, to allow assisted living as an allowable use within the existing building. The project will renovate the existing facility to meet the standards established for an Assisted Living Level 2 operation. Once renovations are completed both assisted living and independent living will occur within the existing residential building.

The existing building has approximately 170 units of independent living residences. The building is a six (6)-story building. The proposal is to renovate four (4) of the floors to be used as assisted living. The remaining floors will continue to be used as independent living.

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