

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 15, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at 810 Brookside Drive from PRD, Planned Residential Development, to MF-24, Multifamily District (Z-7091-C).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</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;">BACKGROUND</p>	<p>The owner of the 11.66-acre property located at 810 Brookside Drive is requesting that the property be reclassified from PRD, Planned Residential Development, to MF-24, Multifamily District.</p> <p>None.</p> <p>Staff recommends approval of the M-24 rezoning. The Planning Commission voted to recommend approval by 7 ayes, 3 nays, 0 absent and 1 open position.</p> <p>Presbyterian Village, Inc., owner of the 11.66-acre property located at the north end of Brookside Drive, east of Reservoir Road, is requesting that the property be rezoned from PRD, Planned Residential District, to MF-24, Multifamily District. The rezoning is proposed to allow a future multifamily development. The property is currently undeveloped and mostly wooded, and is located in an area of mixed uses and zoning, including several multifamily developments along Reservoir Road. Multifamily developments, zoned MF-24 and PD-R, Planned Development – Residential, are located north and west of the site.</p>
---	---

**BACKGROUND
CONTINUED**

Nursing home and assisted living facilities, zoned O-3, General Office District, POD, Planned Office Development, and R-5, Urban Residence District, are located to the south. Mixed commercial uses are located to the southwest. Grassy Flat Creek is located to the east within City of Little Rock owned property. Single-Family residences, zoned R-2, Single-Family District, are located on the east side of the creek/floodway area.

The City's Future Land Use Plan designates this property as Residential High Density (RH). The requested MF-24 zoning will not require a plan amendment.

The applicant provided a preliminary drainage analysis for this property. The preliminary drainage analysis shows that future development of this property will have no adverse drainage impact on surrounding properties. Prior to release of a building permit, a detailed hydrology and hydraulic analysis which complies with all codes and manuals must be submitted.

The applicant also submitted a traffic study which analyzes a future MF-24 development of this property. The traffic study concluded the following:

“With the low increase in traffic volume at the intersection of Rodney Parham Road and Brookside Drive during the AM and PM peak hours, there is expected to be minimal impact to traffic operations at this intersection if the development is constructed as proposed.”

Staff concurs with the results of the traffic study.

Staff is supportive of the requested MF-24 zoning, and views the request as reasonable. The proposed MF-24 zoning will be compatible with this general area along the Reservoir Road corridor. There are several other multifamily developments in the area. The proposed MF-24 zoning is also consistent with the City's Future Land Use Plan designation of RH Density. The requested rezoning should have no adverse impact on the general area.

Staff believes that the following additional important factors make this site a good location for a multifamily development:

- The site is less than 1,000 feet from Rodney Parham Road (via Brookside Drive), a minor arterial, and less than 2,000 feet from Reservoir Road (via Brookside Drive/White Rock Lane), another minor arterial.

**BACKGROUND
CONTINUED**

- The nearest bus route, Bus Route #8 (Rodney Parham Route), is less than 1,000 feet to the south, with the nearest bus stop at the intersection of Rodney Parham Road and Brookside Drive (north and south sides).
- There are sidewalks along both sides of Brookside Drive, between this property and Rodney Parham Road. These sidewalks tie into sidewalks along both sides of Rodney Parham Road.
- The site is located within 1/3-mile of numerous amenities/support services such as retail, restaurant, grocery/pharmacy, vehicle service, mini-storage, banks, personal services (medical clinic, etc.). There are numerous other amenities within a one (1)-mile radius. The nearest grocery/pharmacy uses are located from 1/3-mile to 1/2-mile from this site. The nearest medical clinic is located approximately one (1)-mile from this site.
- There are numerous employment opportunities located within one (1)-mile of this site.
- The site is located (via roadways) less than one (1)-mile to Butler Park and less than two (2) miles to Reservoir Park.
- The site is located (via roadways) less than one (1)-mile to the nearest elementary school (McDermott Elementary School), along Reservoir Road.
- There are other schools and daycares located within a one (1)-mile radius of the site. (Little Rock Adventist Academy, Henderson Middle School, Terry Elementary, Williams Elementary and The Anthony School)
- A proposed future bike path (Bikeway 2), a Class 2 Bike Lane will run east/west along Rodney Parham Road.
- A future paved trail, as part of the City's Master Trail System, will run along the west side of Grassy Flat Creek, along the east boundary of this property. Future development of this site must acknowledge the future trail location.

The Planning Commission reviewed this request at their May 13, 2021, meeting and there were several objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.