

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 17, 2021 AGENDA**

| Subject | Action Required: | Approved By: |
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| <p>An ordinance approving a Planned Zoning Development and establishing a Planned Residential District titled Village at the Gateway Phase 8 PRD, located at the west end of Big Rock Avenue, south of Alexander Road (Z-9407-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution</p> | <p>Bruce T. Moore City Manager</p> |
| SYNOPSIS | <p>The applicant is requesting that the property, located at the west end of Big Rock Avenue, south of Alexander Road, be rezoned from R-2, Single-Family District, to PRD, Planned Residential District, to allow for 117 lots and a 351-unit multifamily development.</p> | |
| FISCAL IMPACT | <p>None.</p> | |
| RECOMMENDATION | <p>Staff recommends approval of the PRD rezoning. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p> | |
| BACKGROUND | <p>The applicant proposes to rezone the 42.7-acre property located at the west end of Big Rock Avenue, south of Alexander Road from R-2, Single-Family District, to PRD, Planned Residential District. The property is part of a 100-acre ownership.</p> <p>The applicant proposes to subdivide the property into 117 lots and construct a triplex structure on each lot, for 351 total units. All of the units will be rental.</p> | |

**BACKGROUND
CONTINUED**

Big Rock Avenue, located to the west, will be extended into this proposed development; however, this entrance into the site will be gated and only used for emergency access. There will be 9,346 linear-feet of new streets throughout the development. Village Run Parkway will be the main north/south street through this development, running from Alexander Road, through an approved PCD, Planned Commercial District, (to the east), to Vimy Road. The project will be developed in one (1) Phase.

The proposed residential units will be one (1) and two (2) bedroom units, ranging from approximately 650 square-feet to 1,300 square-feet. The structures will be constructed using a mixture of rock, wood and siding materials. The applicant notes that the structures will have maximum height of twenty-five (25) feet; the ordinance typically allows a maximum building height of thirty-five (35) feet in single-family zones.

The proposed structures will have minimum front setbacks of fifteen (15) feet and minimum side setbacks of five (5) feet. The minimum rear building setbacks will also be fifteen (15) feet.

The proposed plan shows that none of the lots will have direct access from the new streets. All access will be at the rear of the lots via alleys which will run through the blocks. Parking will be provided on each lot. Section 36-502 of the City's Zoning Ordinance requires a minimum of four (4) parking spaces for each triplex structure.

The proposed development has several open space tracts. The applicant notes that the tracts will be for recreational and stormwater detention use. There will be a model home/construction office on Tract B along the east boundary of the overall development. Tract E, along the west perimeter, will contain a clubhouse and pool facility. The proposed clubhouse will be approximately 4,000 square-feet in size and two (2) stories in height (height not to exceed thirty (30) feet). The clubhouse and pool facilities will be for the tenants in the Villages at the Gateway, Phases 8 and 9.

There will also be a mail kiosk with associated parking located on Tract B. The mailbox kiosk location must be constructed in conformance with USPS and City of Little Rock Design Standards and be ADA accessible.

**BACKGROUND
CONTINUED**

The applicant notes that garbage will be collected by a private contractor.

All site lighting will be low-level and directed away from adjacent properties.

The applicant notes that the City's Landscape and Buffer ordinances will be complied with. There will be a six (6)-foot high wood fence located along the west property line. The applicant notes that there are no interior fences proposed at this time. If the applicant proposes to construct interior fences in the future, the fence heights must conform with Section 36-516 (e) (1) of the City's Zoning Ordinance.

The applicant also notes that there is no signage planned for the development at this time. If the applicant decides to construct any signage, the signage must conform to the requirements of Section 36-552, signs allowed in multifamily zoning.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed PRD rezoning.

The Planning Commission reviewed this request at their July 8, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all neighborhood associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission Minute Record for the complete staff analysis.