

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 2, 2021 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance to rezone property located at the north end of Brookside Drive, east of Reservoir Road (Z-7091-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p>√ <b>Ordinance</b> Resolution</p>	<p><b>Approved By:</b></p> <p align="right">Bruce T. Moore City Manager</p>
--	---	---

<p align="center"><b>SYNOPSIS</b></p> <p align="center"><b>FISCAL IMPACT</b></p> <p align="center"><b>RECOMMENDATION</b></p> <p align="center"><b>BACKGROUND</b></p>	<p>The 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 reclassified from PRD, Planned Residential District, to R-5, Urban Residence District, to allow for a future multifamily development.</p> <p>None.</p> <p>Staff recommends approval of the R-5 rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 3 nays and 1 absent.</p> <p>Presbyterian Village, Inc., owner of the 10.66-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 R-5, Urban Residence District. The rezoning is proposed to allow a future multifamily development. The property is currently undeveloped and mostly wooded.</p> <p>The property is located in an area of mixed uses and zoning, including several multifamily developments along Reservoir Road. Multifamily developments (zoned MF-24, Multifamily District, 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) 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 RH, Residential High Density. The requested R-5 zoning will not require a plan amendment.

Staff is supportive of the requested R-5 zoning. Staff views the request as reasonable. The proposed R-5 zoning will be compatible with this general area along the Reservoir Road corridor. There are several other multifamily developments in the area. The proposed R-5 zoning is also consistent with the City's Future Land Use Plan designation of RH. The requested rezoning should have no adverse impact on the general area.

The Planning Commission reviewed this request at their December 3, 2020, meeting and there were several objectors present. All owners of property located within 200 feet of the site, as well as the Eagle Crest Neighborhood Association and Leawood Neighborhood Association, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.