

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 7, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled South Bowman Apartments Long-Form PD-R (Z-8977-A), located at 4212 South Bowman Road.</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>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p>	<p>The request is a rezoning from R-2, Single-Family, to PD-R, Planned Development – Residential, to allow for the development of 16.02 acres with 240 units of multi-family housing.</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, 1 nays, 1 absent and 2 open positions.</p> <p>The Planning Commission reviewed the proposed PD-request at its February 26, 2015, meeting and there was one (1) registered objector present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing.</p>	

**BACKGROUND**

The item was reviewed and a recommendation of approval was made by the Planning Commission at their October 29, 2014, public hearing. The item was forwarded to the Board of Directors for final action. The item was deferred from the Board December 2, 2014, public hearing to the December 16, 2014, hearing. At the request of the developer the item was removed from the Board Agenda prior to the December 16, 2014, public hearing.

The applicant is now requesting a rezoning from R-2, Single-Family, to PD-R, Planned Development – Residential to allow for the development of 240 units of multi-family housing on this 16.02-acre tract. The buildings are proposed as three (3)-story buildings with a maximum building height of forty-eight (48) feet. There are ten (10) buildings proposed, each containing twenty-four 24 units. The site plan indicates the placement of an office/clubhouse, pool and covered pavilions as amenities for the residents. The plan indicates the placement of covered and uncovered parking on the site. The perimeter fencing includes the placement of a six (6)-foot wood fence along the northern, southern and eastern perimeters. Brick and wrought iron fencing will be placed along South Bowman Road.

The development is proposed in two (2) phases. With the initial phase five (5) apartment buildings containing twenty-four (24) units each along with the clubhouse, pool administrative offices and the front entrance will be developed. The second phase includes the construction of five (5) additional buildings, each containing twenty-four (24) units. The buildings are proposed with three (3)-story heights. The maximum building height proposed is forty-eight (48) feet.

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