

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 16, 2018 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Davis Short-Form PRD, located at 5210 Mabelvale Pike. (Z-3808-B)</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>	The applicant is requesting a rezoning of the site from C-1, Neighborhood Commercial District, and R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the development of the site with multi-family housing.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PRD zoning. The Planning Commission voted to recommend approval of the PRD zoning by a vote of 7 ayes, 1 nays and 3 absent.
<b>BACKGROUND</b>	The applicant is requesting a rezoning of the site from C-1, Neighborhood Commercial District, and R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the development of the site with multi-family housing. The property is intended to be developed by the Owner in Phases. Phase 1 is a new wood framed, two (2)-level apartment unit with twelve (12) total units. Each floor will have four (4), one (1)-bedroom and two (2) studio units totaling 6,000 gross square-feet for the entire building.

**BACKGROUND  
CONTINUED**

A total of eighteen (18) off street parking spaces on a paved area will be provided and accessed by a new paved driveway from the existing drive apron at Mabelvale Pike.

A future phase of the development plan includes the complete rehabilitation of the existing residential house located on the site. The site will be used as a residence or potentially an office use for the multi-family development.

Also included in a future phase is an additional twelve (12)-unit apartment building with the same design as the initial apartment buildings. Additional paved parking will be added with this portion of the development.

The Planning Commission reviewed the proposed PRD request at its November 30, 2017, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Wakefield Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.