

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 18, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Tract 1 A Wildwood Place Neighborhood Park and Pool Revised PD-R, located on the south side of Denny Road between the Wildwood Place Subdivision and Wildwood Performing Center for the Arts. (Z-8559-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The request is to amend the previously-approved PD-R, Planned Development - Residential, to allow for the construction of a community/neighborhood park for the subdivision.
FISCAL IMPACT	None.
RECOMMENDATION	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 10 ayes, 0 nays, 0 absent and 1 open position.
BACKGROUND	The Wildwood Park Subdivision is being developed under two (2) separate zoning case files; File No. Z-8559 and File No. Z-8559-A. One phase of the subdivision is located on the east side of an Entergy transmission line and the other phase is located on the west side of the transmission line. The eastern development contains a total of 16.32 acres and sixty-seven (67) lots and the west portion of the subdivision contains 43.41 acres and 184 lots.

**BACKGROUND
CONTINUED**

The total of the two (2) projects contains 59.73 acres and 251 lots. The developments proposed the placement of pedestrian paths within the open space areas to allow connection between two (2) phases of the subdivisions. Blocks 1 and 2, the eastern portion, have been fully developed and final platted.

The applicant is now requesting to amend the previously-approved PD-R, Planned Development - Residential, to allow for the construction of a community/neighborhood park for the subdivision. The neighborhood park is proposed with parking, pool house, two (2) pools, shade structure, picnic area and playground area.

The Planning Commission reviewed the proposed PD-R request at its September 22, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing. There is not an active neighborhood associated location in this area. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.