

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 2, 2017 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Revel Cove Long-Form PD-R, located at 15700 Pride Valley Road. (Z-9244)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant is proposing a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the development of the site with thirty-four (34) single-family residential lots.
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 and 1 absent.
BACKGROUND	<p>The property contains approximately 9.5 acres and is located at 15700 Pride Valley Road. The property is currently zoned R-2, Single-Family District, and currently has a single-family residence on the site. The developer is proposing a large common area to the north and to allow the placement of a mail kiosk for mail delivery service to the subdivision should this type mail delivery service be required by the United States Postal Service.</p> <p>The developer is proposing to construct the Boundary Street improvements per the Master Street Plan for the frontage along Pride Valley Road in conjunction with the development of the subdivision.</p>

**BACKGROUND
CONTINUED**

The developer is proposing to complete the site grading with the development of the subdivision which includes grading of the lots with the installation of the streets and basic infrastructure.

Upon approval of the rezoning request the applicant proposes to seek annexation to the City of Little Rock to allow the development to receive sewer service from the Little Rock Water Reclamation Authority.

The Planning Commission reviewed the proposed PD-R request at its August 31, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Kanis Creek Property Owners Association 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.