

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 5, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled The Green House Cottages of Poplar Grove Long-Form PD-R, located at 7713 Kanis Road. (Z-9063)</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	<p>The request is a rezoning from C-3, General Commercial District, and R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the development of this 13.5-acre site with a rehabilitation and senior living community.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<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 11 ayes, 0 nays and 0 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-R request at its August 27, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association, the Kanis Village Property Owners Association and the Leander Neighborhood Association were notified of the Public Hearing.</p>	
BACKGROUND	<p>This project is located on the south side of Kanis Road between Rodney Parham and John Barrow Roads.</p>	

**BACKGROUND
CONTINUED**

The project includes ten (10), one (1)-story senior living residences and a central office/administration building. Each building will contain twelve (12) units. Each unit has a single bedroom/bath. The building has a shared central common area, kitchen spa/beauty shop and library/den. The construction materials for the buildings are proposed as a mix of brick and masonry board siding. The site plan indicates the placement of 102 parking spaces.

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