OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION JUNE 4, 2019 AGENDA

Subject:	Action Required:	Approved By:
An ordinance establishing a Planned Zoning District titled Village at the Gateway Long-Form PRD, located west of the existing Village at the Gateway Phase II, 4 blocks west of Vimy Ridge Road. (Z-9407)	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The applicant is now proposing a PRD, Planned Residential Development, zoning to allow for the combining of pairs of the thirty (30)-foot wide townhouse style lots into forty-eight (48), sixty (60)-foot wide lots to be developed with a mixture of triplex and fourplex units.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the PRD zoning. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval.	
BACKGROUND	This 12.70-acre site is part of a larger thirty-five (35)-acre site which was previously approved for development as a 293 lot townhouse community with lots that averaged thirty (30) feet in width and 100 feet in depth. That use is permitted in the R-2, Single-Family District, zoning. The eastern portion of the development is nearing completion. Within this 12.7-acre portion of the development, 106 townhouse style lots had been approved.	

BACKGROUND CONTINUED

The applicant is now proposing a PRD, Planned Residential Development, zoning to allow for the combining of pairs of the thirty (30)-foot wide townhouse style lots into forty-eight (48), sixty (60)-foot wide lots to be developed with a mixture of triplex and fourplex units.

The Planning Commission reviewed this request at their April 25, 2019, meeting and there were no objectors present. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.