

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 5, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Parkland Heights Revised Long-Form PD-R, located at 1 Ayla Drive. (Z-4343-HH)</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>	<p>The applicant is requesting approval of a revision to the existing PD-R, Planned Development Residential, to allow for the use of the clubhouse/leasing office as a real estate office.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<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>	
<b>BACKGROUND</b>	<p>Ordinance No. 19,502, adopted by the Little Rock Board of Directors on March 21, 2006, established Parkland Heights Long-Form PD-R. The development was proposed with eighty-four (84), two (2)-story townhomes ranging from 2,024 square-feet to 2,220 square-feet and eighteen (18), one (1) and a half story condominiums ranging from 2,460 square-feet to 3,130 square-feet. Amenities included a 2,500 square-foot clubhouse, pool, putting green, playground half-court basketball, and walking and biking path.</p>	

**BACKGROUND  
CONTINUED**

Ordinance No. 20,627, adopted by the Little Rock Board of Directors on September 4, 2012, allowed a revision to the previously-approved PD-R, Planned Development – Residential. The developer proposed to amend the PD-R for the western portion of the site. In-lieu of constructing sixty (60), two (2)-story townhouse units, the developer proposed to construct a more traditional apartment style development within seven (7) buildings and containing 152 apartment units. The buildings were proposed as split level buildings with the front being three (3)-stories and the rear two (2)-stories. Within the development area a second clubhouse and pool facility were to be added.

The applicant is requesting approval of a revision to the existing PD-R zoning for the Parkland Heights development. The applicant has an existing real estate firm and real estate brokerage company and is requesting to be allowed to use the existing clubhouse/leasing office for Parkland Heights as her office. The applicant has indicated there will be limited employees reporting to the site as most of the agents will office off-site. The only modification would be to place a small sign on the building to identify the real estate business. The applicant has indicated the wall sign will not exceed 10% of the façade area of the building's front.

The Planning Commission reviewed the proposed PD-R request at its May 19, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Maywood Manor Neighborhood Association, the Aberdeen Court and Chevaux Property Owners Associations 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.