

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 19, 2022 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled The Vista Revised PRD, located at the southwest corner of Rahling Road and Champagnolle Drive (Z-4807-U).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The applicant is requesting that the 13.88-acre property, located at the southwest corner of Rahling Road and Champagnolle Drive, be rezoned from PRD, Planned Residential Development, to Revised PRD, to allow for an amendment to a previously-approved age-restricted multifamily development, changing the age limitation.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the Revised PRD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.
<b>BACKGROUND</b>	On January 18, 2022, the Board of Directors of the City of Little Rock passed Ordinance No. 22,084, which rezoned this property from C-1, Neighborhood Commercial District, and C-2, Shopping Centre District, to PRD, Planned Residential Development, to allow an age-restricted multi-family development. The proposed development included approximately forty (14) acres located on the southwest corner of Rahling Road and Champagnolle Drive.

**BACKGROUND  
CONTINUED**

The proposed multi-family community will contain 210 units in one (1), three (3)/four (4)-story, residential building. The proposed independent living facility is to be for persons sixty-two (62) years old or older.

The applicant now proposes to amend the previously-approved PRD to only to change the age restriction for the development. The applicant wishes to have the option of having the development be for persons fifty-five (55) years of age or older, or for persons sixty-two (62) years old and older. This is the only proposed change to the previously-approved PRD development. All other aspects of the previously approved PRD will remain unchanged.

The Planning Commission reviewed this request at their June 9, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.