

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 5, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An Ordinance establishing a Planned Zoning District titled the Parks Long-Form PD-R, located on east side of Mann Road just south of Wilderness Road in the 9500 – 9700 Block of Mann Road. (Z-9220)</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>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting to rezone the property from R-2, Single-Family District, to PD-R, Planned Development - Residential</p> <p>None.</p> <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> <p>On August 11, 2016, the Little Rock Planning Commission approved a preliminary plat to allow the development of property located on Mann Road and south of Wilderness Road with single-family lots. The property contained 120 acres with 365 proposed residential lots. The property was to develop in approximately six (6) phases with roughly sixty (60) lots per phase. The lots were proposed sixty (60) feet wide by 120 feet deep. Two (2) access points to Mann Road was provided. An additional emergency access was located connecting to Peace Valley Road to the south via an all-weather drive. An emergency gate with Knox box was provided.</p>	

**BACKGROUND  
CONTINUED**

Mann Road improvements to a collector street standard including a five (5)-foot sidewalk was proposed. The Developer proposed to improve Mann Road in two (2) phases as the adjacent property developed.

The Developer proposed the use of an internalized pedestrian circulation system in-lieu of sidewalks throughout the subdivision and was proposed to provide access to Morehart Park located to the southwest. Section 31-175 of the Little Rock Code of Ordinances outlines the minimum design requirements for sidewalks. The ordinance states internalized pedestrian circulation systems in the form of paved pathways may be substituted for sidewalks along collector and residential streets upon approval by the Planning Commission.

An Entergy transmission line runs through the property. The easement would allow the pedestrian trail to be easily accessible from all areas of the development. Pedestrian tables were proposed to slow traffic and create connectivity of the trail system throughout the development.

The applicant is now proposing to develop the 120 acres with 400 residential lots with a mix of fifty (50)-foot and sixty (60)-foot lot widths. The development was submitted and approved in August 2016 to allow for the development of the site with 365 single-family residential lots. The current plan has the same street configuration, access to Mann Road and proposes the same improvements to Mann Road.

The Developer wishes to resubmit to the Planning Commission to allow the development of a mix of fifty (50)-foot along with the original plan which planned for all sixty (60)-foot lot widths. This will increase the lot count from 365 up to 400 lots. The homes proposed on the narrower lots will be the same square-footages and nature as the original plan, but the additional lots will help the developer fund the Mann Road improvements and possibly reduce the price point of the lots. This will create a more affordable home for the potential buyers with the same amenities.

**BACKGROUND  
CONTINUED**

The development with regard to street layout, green space, walking trails and play fields proposed will remain the same. Phasing will occur in forty (40) to sixty (60) lots constructed in each phase. The developer proposes to construct the 2<sup>nd</sup> half of Mann Road with the development of the phase abutting Mann Road as submitted with the original preliminary plat.

The Planning Commission reviewed the proposed PD-R request at its June 8, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the West Baseline Neighborhood Association and Southwest Little Rock United for Progress 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.