

## PZD Activity

The Planned Zoning Districts or Planned Unit Developments were established to permit the combination of subdivision and zoning review for parcels of land into one process in order that all aspects of the proposed development can be reviewed and acted upon simultaneously. The intent is to permit the use of flexible guidelines rather than fixed zoning or subdivision regulations in the administrative review of specific development plans. By permitting and encouraging the use of this type development, the Planning Commission and Board of Directors are better able to make more informed land use decisions and thereby guide development more effectively in the best interest of the health, safety and welfare of the city.

The intent of the planned development process is to establish developments that are compatible with the surrounding area, harmonious with the character of the neighborhood, do not have a negative effect upon the future development of the area and create a desirable and stable environment. With the use of planned developments the intent is to obtain superior development and redevelopment projects within the city.

Planning District	2004 Commercial	
	Cases	Acres
River Mountain	6	48.87
Rodney Parham	1	0.43
Heights/Hillcrest	2	10.75
Downtown	1	4.26
Central City	2	1.5
I-630	1	0.32
Boyle Park	2	10.29
I-430	2	8.74
65th Street West	1	3.63
Geyer Springs East	1	1.3
Geyer Springs West	1	1.17
Otter Creek	5	20.22
Ellis Mountain	5	31.75
Chenal	1	1.3
Burlingame Valley	2	6.49
Barrett	1	6.65
<b>Total</b>	<b>34</b>	<b>157.67</b>

Planning District	2004 Office	
	Cases	Acres
River Mountain	1	5
Rodney Parham	1	4.5
West Little Rock	1	14.9
Heights/Hillcrest	2	2.29
I-630	1	0.25
Boyle Park	1	12.69
I-430	4	45.35

65th Street West	2	16.53
Ellis Mountain	1	0.65
Chenal	2	3.84
West Fourche	1	5
<b>Total</b>	<b>17</b>	<b>111</b>

<b>Planning District</b>	<b>2004 Industrial</b>	
	<b>Cases</b>	<b>Acres</b>
I-430	1	13.16
65th Street East	1	8.86
Geyer Springs East	1	3
Port	1	16
<b>Total</b>	<b>4</b>	<b>41.02</b>

<b>Planning District</b>	<b>2004 Residential</b>	
	<b>Cases</b>	<b>Acres</b>
River Mountain	1	1.85
Rodney Parham	1	18.47
West Little Rock	1	0.32
Heights/Hillcrest	4	4.61
Downtown	1	0.16
Central City	1	0.22
Boyle Park	1	5.9
I-430	1	21
Geyer Springs East	1	0.16
Ellis Mountain	2	15.19
Chenal	1	72
College St./Sweet Hm.	1	11
<b>Total</b>	<b>16</b>	<b>150.88</b>