

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 20, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Bowman Pointe Long-Form PD-R (Z-6886-C), located east of Bowman Road, north and south of 36<sup>th</sup> Street, between Interstate 430 and South Bowman Road.</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><b>SYNOPSIS</b></p>	<p>The request is to allow a rezoning of 31.07 acres from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the development of 500 units of multi-family housing.</p>	
<p><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p><b>RECOMMENDATION</b></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 10 ayes, 0 nays and 1 absent.</p>	
<p><b>CITIZEN PARTICIPATION</b></p>	<p>The Planning Commission reviewed the proposed PD-R request at its December 18, 2014, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing.</p>	

**BACKGROUND**

The request is to allow a rezoning of 31.07 acres from R-2, Single-Family District, to PD-R, Planned Development - Residential. The approval will allow the development of 500 units of multi-family housing resulting in a density of sixteen (16) units per acre.

The development is proposed in three (3) phases. Phase 1 includes the construction of the clubhouse, leasing office and 189 units. Phase 2 consists of the construction of 187 units and in the final phase 124 units will be constructed. The applicant has indicated the buildings will be three (3)-story buildings with a maximum building height of forty (40) feet. The site plan includes the placement of covered parking and garages at various locations throughout the site.

The site plan indicates a secondary access to the site to be developed with the first phase of construction. The access will act as secondary access for emergency personnel for the first two (2) phases of the development. In the third phase the access will be converted to a gated entry and exit to the development and allow residents two (2) access points for entering and departing the site.

The revised plan indicates an eighty (80)-foot undisturbed buffer along the northern perimeter of the site. In addition the site plan indicates an additional twenty (20)-foot landscape strip.

The street construction of South Bowman Road will be phased with the building phasing of the development. With the first phase of the apartment development South Bowman Road will be constructed to one-half of a fifty-nine (59)-foot pavement width to just south of the entrance drive. The plan includes the placement of a five (5)-foot sidewalk with Phase II of the site development. With the second phase of the development the developer is proposing to dedicate the required right-of-way for South Bowman Road and pay an in-lieu for the construction cost of the street or if additional right-of-way is provided on the west side of South Bowman Road, the developer will provide thirty-six (36) feet of pavement to be installed to the intersection of West 36<sup>th</sup> Street.

**BACKGROUND  
CONTINUED**

With the first phase of the apartment development partial improvements to West 36<sup>th</sup> Street will be completed. The improvements to West 36<sup>th</sup> Street include a right-turn lane constructed with 250 feet of stack and a 150-foot taper. The plan includes the placement of a right-turn slip lane to accommodate north bound turning movements. With the Phase III construction final improvements to West 36<sup>th</sup> Street to include twenty-four (24) feet of pavement from centerline will be constructed along with curb, gutter and sidewalk.

Staff support the request. The development is proposed with 500 units of multi-family housing constructed on 31.07 acres. The overall site development includes 17.36% of building coverage, 32.78% of paved area and 49.86% of landscaped area. The development is proposed containing 16.09 units per acre. Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff recommends approval of the variance request from the City's Land Alteration Ordinance to allow advanced grading of the site with the development of the first phase and staff recommends approval of the applicant's proposed phasing plan for street construction.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.