

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 19, 2019 AGENDA**

<p>Subject:</p> <p>Brodie Creek Long-Form PRD Partial Revocation, located south of the existing Woodlands Edge residential development. (Z-5963-G, S-1313-SS)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant requests that a portion of the Brodie Creek Long-Form PRD be officially revoked and the property revert to its original R-2, Single-Family District, zoning to allow for the development of Woodlands Edge Blocks 32 and 33 containing 118 single-family lots on 89.97 acres.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval. The Planning Commission voted to approve the proposed residential preliminary plat and noted the PRD revocation. The Commission’s vote was 10 ayes, 0 nays and 1 absent.
BACKGROUND	On June 20, 1995, the Board of Directors approved The Brodie Creek Conceptual PRD for 700± acres located generally west of Bowman Road, south of Kanis Road/Cherry Creek area. The conceptual PRD, Planned Residential Development, envisioned a mixed use development based around four (4) district neighborhoods. That same night, the Board approved the Brodie Creek East Neighborhood PRD for the first of the four neighborhoods to be built closest to Bowman Road. Only that portion of the overall PRD was ever built.

**BACKGROUND
CONTINUED**

Much of the bulk of the PRD has since been developed as the Woodlands Edge Community. As Woodlands Edge has developed, ordinances have been passed revoking portions of the Brodie Creek Conceptual PRD and establishing R-2, Single-Family District, zoning.

The Planning Commission has approved a preliminary plat for the next phases of Woodlands Edge. The proposal includes the development of 89.97 acres with 118 new, single-family lots and 7,832 feet of new streets; Blocks 32 and 33, Woodlands Edge.

The applicant is requesting revocation of the PRD zoning and restoration of the R-2 zoning for this 89.97 acres.

The Planning Commission reviewed the proposed plat at their December 13, 2018, meeting and there were no objectors present. Notice had been sent to all owners of abutting properties and the Spring Valley Neighborhood Association and the Woodlands Edge Community Association.