

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 1, 2015 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Lot 2 Chenal Heights Long-Form PD-R, located at 16400 Chenal Heights Drive (Z-6532-G).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The request is to allow a revision to the previously-approved PD-R, Planned Development – Residential, to allow for the development of 208 units of age restricted housing located within 104 buildings constructed in multiple phases.
FISCAL IMPACT	None.
RECOMMENDATION	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.
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PD-R request at its November 5, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Villages at Wellington Property Owners Association were notified of the public hearing.
BACKGROUND	Ordinance No. 18,163, adopted by the Little Rock Board of Directors on December 20, 1999, rezoned the site from R-2, Single-Family District, and MF-18, Multi-Family District, to PD-R, Planned Development – Residential, to allow for the establishment of a Planned Residential Development titled Arkansas Teachers Retirement Village – Long-form PD-R.

**BACKGROUND
CONTINUED**

The proposal included the rezoning of 71.9 acres from R-2 and MF-18 to PD-R to allow for the development of the Arkansas Teachers Retirement Village, a stepped-care retirement facility. The development would house retired persons with facilities including independent living, assisted living, skilled nursing facilities and Alzheimer facilities.

A single access point from Chenal Valley Drive was proposed, with a fire lane access at the southwest corner of the property. The proposed site plan indicated a large amount of green space, which was to be undisturbed, along with a proposed lake, walking trails and a lakeside pavilion.

In March 2002, the Arkansas Teachers Retirement System (ATRS) decided to reevaluate the project and did not develop the site as proposed. ATRS decided to proceed with excavating to the finished grade indicated and approved on the site grading plan, extending sewer lines to the site, drainage construction, seeding and erosion control, power and telephone utility crossing the site were installed underground and no additional trees were to be removed from the site except those necessary to install utilities. A restoration plan was submitted to the City for approval. The applicant adhered to City's requirements in the restoration of the site and the developer's obligations were met.

A proposal was reviewed and recommended for approval by the Little Rock Planning Commission at their August 26, 2004, Public Hearing to allow two (2) of the indicated lots to develop with the retirement village concept. The applicant proposed the development of the site with eight individual lots through a preliminary plat in conjunction with the request to revise the PD-R zoning. The applicant indicated Lot 2 would be developed as an assisted living facility. Proposed Lot 8 was indicated for garden style patio homes. The applicant also indicated all uses would remain similar to the multi-unit residential retirement facility as approved on the original PD-R. The request was approved by the Little Rock Board of Directors on October 5, 2004, by the adoption of Ordinance No. 19,195. Lot 8 has not developed.

**BACKGROUND
CONTINUED**

Ordinance No. 19,220, adopted by the Little Rock Board of Directors on November 1, 2004, revised the previously-approved PD-R to allow a nursing and rehabilitation center to locate on Lot 6. Chenal Nursing and Rehabilitation Center proposed a 114-bed skilled nursing facility. The development included ninety (90) staff positions which included Arkansas Hospice Staff.

Ordinance No. 19,611, adopted by the Little Rock Board of Directors on October 17, 2006, approved a revision to the PD-R for Lot 6 to increase the number of beds allowed in the nursing home facility from 114 to 140. The site plan included the placement of ninety-three (93) parking spaces to serve the facility. There were no other changes to the previously approved PD-R proposed.

Ordinance No. 20,299, adopted by the Little Rock Board of Directors on August 2, 2010, allowed the development of 18.47 acres located at the northwest corner of Chenal Valley Drive and Chenal Heights Drive as a gated residential neighborhood with 109 units of multi-family elderly housing. The development was proposed to be enclosed by a six (6)-foot tall wall/fence with eight (8)-foot columns.

The applicant is now requesting approval of a site plan to allow the development of 208 units of age restricted housing. The site plan includes the placement of 104 buildings each with two (2) to three (3) units. The buildings are proposed with front and rear loaded garages. The development is proposed in three phases. Access to the site is proposed as gated entry from Chenal Valley Drive as well as a secondary access from Chenal Heights Drive.

The applicant has received a conditional letter from approval from Deltic Timber Corporation and from the Chenal Valley Architectural Control Committee.

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