

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 2, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled South Bowman Road Long-Form PD-R (Z-8977), located at 4212 South Bowman Road.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is requesting a rezoning from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the development of 192 units of multi-family housing on this 16.02-acre tract.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<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>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-R request at its October 30, 2014, meeting, and there was one (1) registered objector present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association and Southwest Little Rock United for Progress were notified of the Public Hearing.</p>	
BACKGROUND	<p>The applicant is requesting a rezoning from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the development of 192 units of multi-family housing on this 16.02-acre tract. The buildings are proposed as three (3) story buildings with a maximum building height of thirty-five (35) feet.</p>	

BACKGROUND

There are eight (8) buildings proposed, each containing twenty-four (24) units. The site plan indicates the placement of an office/clubhouse, pool and covered pavilions as amenities for the residents. The plan indicates the placement of covered and uncovered parking on the site. The perimeter fencing includes the placement of an eight (8)-foot solid brick fence along the northern and southern perimeters. A solid wood fence is proposed along the western perimeter. Brick and wrought iron fencing will be placed along South Bowman Road.

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