

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

**BOARD OF DIRECTORS COMMUNICATION  
FEBRUARY 4, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Diamond Park Community Long-Form PD-R (Z-6453-C), located in the 8900 Block of Labette Drive.</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 style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p>	<p>The request is a rezoning from PD-R, Planned Development – Residential, Expired and MF-18, Multi-Family District, to PD-R to allow for the development of a single-family and multi-family development.</p> <p>None.</p> <p>Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the requested zoning by a vote of 6 ayes, 0 nays, 4 absent and 1 open position.</p> <p>The Planning Commission reviewed the proposed PD-R request at its January 9, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association, Twin Lakes A POA and the Twin Lakes B POA were notified of the Public Hearing.</p>	

**BACKGROUND**

Ordinance No. 19,539, adopted by the Little Rock Board of Directors on June 6, 2006, allowed a rezoning of 6.27 acres from MF-18 to PD-R to allow the site to develop as a 220-unit senior citizen adult living facility. The units were proposed as one (1)-bedroom units. The site plan included the placement of 220 parking spaces. Each of the units would have an independent kitchen facility. The development would not have on-site food preparation. A nursing station was to be located on the site and a small satellite medical office. Limited transportation would be provided for the residents. This development did not occur and the PD-R zoning has expired.

The current request is a rezoning from PD-R Expired and MF-18 to PD-R for Diamond Park Community formerly known as the Value Health site. The plan includes five (5), three (3)-story apartment buildings with twelve (12), one (1) and two (2)-bedroom units per building and eighty-four (84) parking spaces. The remaining acreage will be developed with thirty-two (32) lots of detached single-family. These lots will be approximately forty-three (43) feet wide and 135 feet deep with fifteen (15)-foot front setbacks and three (3)-foot side yard setbacks. The units will have rear entry alley access. The overall density of the development, the single-family and multi-family combined is 9.4 units per acre.

The Planning Commission voted to recommend approval of the removal of a portion of Labette Drive from the Master Street Plan by a vote of 6 ayes, 0 nays, 4 absent and 1 open position. The Planning Commission's recommendation stated Labette Drive was to remain on the Master Street Plan until such time as the developer requested a grading permit for the development. At that time staff will forward an ordinance relating to the Master Street Plan to the Board of Directors for final action.

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