

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled the Preserve at Aldersgate Short-Form PD-R (Z-4403-I), located at 1303 and 1310 Aldersgate 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>
<p style="text-align: center;">SYNOPSIS</p>	<p>The request is a rezoning from MF-24, Multi-Family District, to PD-R, Planned Development – Residential, to allow for the development of 2.0± acres with forty-eight (48) units of multi-family housing.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the requested PD-R zoning by a vote of 8 ayes, 0 nays, 2 absent and 1 open position. The City Beautiful Commission reviewed the request to allow the reduced buffer along the Interstate on February 6, 2014. The CBC voted 6 ayes, 0 nays, 4 absent and 1 open position to approve the interstate buffer variance.</p>	
<p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The Planning Commission reviewed the proposed PD-R request at its November 14, 2013, 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 were notified of the Public Hearing. The City Beautiful Commission reviewed the request to allow the reduced buffer along the Interstate on February 6, 2014, and there were no registered objectors present.</p>	

BACKGROUND

The request is to allow a rezoning to PD-R for property located in the 1300 Block of Aldersgate Road. The site contains 2.0 acres and is currently zoned MF-24. The developer is proposing to build three (3) buildings of multi-family housing. Two (2) of the buildings are proposed with twelve (12) units and one (1) is proposed with twenty-four (24) units. The proposal includes the construction of a 2,080 square-foot clubhouse with a pool. The buildings are proposed three (3) -stories in height with a maximum building height of forty (40) feet.

The survey provided by the applicant indicates the ownership to the centerline of Aldersgate Road. It was determined during the Subdivision Committee review the application should be amended from a site plan review to a Planned Development Residential to allow for the density as proposed with the available land area once the right-of-way was dedicated to the public.

The request includes a reduction in the number of parking spaces typically required to serve the development. The site plan indicates sixty-seven (67) spaces. The ordinance would typically require the placement of 1½ spaces per unit or a total of seventy-two (72) parking spaces. The applicant has indicated up to 50% of the parking spaces will be covered.

The request is for signage not to exceed six (6) feet in height and eighty-five (85) square feet in area. The applicant has indicated berming may be used to elevate the sign for visibility.

The construction is proposed in two (2) phases. The proposed construction materials consist of a combination hardi-plank/board, brick and/or stone. The proposed roofing material is asphalt architectural shingles and the roof pitch is approximately 6:12. The proposed dumpster screening will be of similar exterior materials as the development's main buildings and/or clubhouse. The dumpster enclosure is proposed with a durable gate made of iron or steel. The perimeter fencing is proposed as decorative iron/vinyl and approximately six (6) feet in height located around the sites perimeters.

**BACKGROUND
CONTINUED**

The request also includes a variation from Section 36-522(a)(3) which states, Street buffers shall be a minimum of thirty (30) feet in width when abutting an expressway except within the mature area. The plan indicates portions of the buffer along Interstate 430 reduced to fifteen (15) feet near the northwest portion of the site. The pool is also proposed within the thirty (30)-foot buffer along Interstate 430. Within the buffer area the applicant is proposing to provide up to 1½ times the amount of landscaping typically required in this area to off-set the encroachment.

Staff originally had concerns with the reduction in the interstate buffer and the parking available on the site. Based on additional information provided by the applicant there will be one and two bedroom units which will lessen the demand on parking. In addition within the interstate buffer the applicant has indicated additional plant materials will be placed to lessen the impact of the encroachment.

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