

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 19, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled South Bowman Apartments Long-Form PD-R (Z-8977-A), 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>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The request is a rezoning from R-2, Single-Family, to PD-R, Planned Development – Residential, to allow for the development of 16.02 acres with 240 units of multi-family housing. <i>Located in Ward 6.</i></p> <p>None.</p> <p>The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 11 ayes, 0 nays and 0 absent at their April 23, 2015, public hearing.</p> <p>The Planning Commission reviewed the request at their April 23, 2015, public hearing 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.</p>	

BACKGROUND

A site plan for multi-family housing to be located on this site was reviewed and a recommendation of approval was made by the Planning Commission at their October 29, 2014, public hearing. The plan included the construction of 192 units of multi-family housing developed in eight (8) buildings. The item was forwarded to the Board of Directors for final action. The item was deferred from the Board December 2, 2014, public hearing to the December 16, 2014, hearing. At the request of the developer the item was removed from the Board Agenda prior to the December 16, 2014, public hearing.

The applicant is now requesting a rezoning from R-2, Single-Family, to PD-R, Planned Development – Residential, to allow for the development of 240 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 forty-eight (48) feet. There are ten (10) 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 perimeter fencing includes the placement of a six (6)-foot wood fence along the northern, southern and eastern perimeters. Brick and wrought iron fencing will be placed along South Bowman Road. The development is proposed in two (2) phases. With the initial phase five (5) apartment buildings containing twenty-four (24) units each along with the clubhouse, pool administrative offices and the front entrance will be developed. The second phase includes the construction of five (5) additional buildings, each containing twenty-four (24) units.

The plan includes the placement of 388 parking spaces both covered and uncovered spaces. Parking for multi-family is based on one and one half parking spaces per unit. The total parking typically required to serve a multi-family development with 240 units would be 360 parking spaces. The parking meets the typical minimum parking required per the ordinance. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.

**BACKGROUND
CONTINUED**

The Planning Commission at their February 26, 2015, public hearing reviewed a request to allow the development of the site for multi-family housing. The plan reviewed by the Commission was placed on the Board of Director's agenda for their March 17, 2015, hearing. At the March 10, 2015, Board of Directors Agenda Meeting it was decided to return the request back to the Planning Commission for review and consideration of a modified site plan. The changes were made due to the applicant making modifications to the site plan between the Commissions Public Hearing and the Board of Directors meeting.

Section 36-454(c) states the Board shall not consider an application that has been modified by the applicant to a design other than that reviewed by the Commission. The revisions were made by the applicant in an attempt to address comments and concerns raised by an adjoining property owner. The Commission reviewed the revised site plan at their April 23, 2015, public hearing. There were no registered objectors present. The item was placed on the Commissions consent agenda for approval and was approved by a vote of 11 ayes, 0 nays and 0 absent.

The site plan being considered for approval indicates the placement of a thirty-nine (39)-foot land use buffer along the entirety of the northern perimeter. The buffer along the western portion of the site has been increased from a fourteen (14)-foot minimum to the thirty-nine (39)-foot width. The eastern portion of the northern land use buffer will be maintained as required by the zoning ordinance or a minimum of 70% will remain in its natural state. The western portion of the land use buffer will be cleared, most likely to the property line, and revegetated. The site plan notes "trees to be replanted in the land use buffer are will be two (2) to three (3)-inch caliper evergreen trees".

The site plan was modified from the original submission by adding a second drive across an existing creek which is proposed to be channeled to access the western most building. The new drive allows emergency vehicles connectivity through the site and eliminates any dead-ends which were previously raised as concerns.

**BACKGROUND
CONTINUED**

The western land use buffer is indicated at fifty (50) feet. The site plan indicates this land use buffer area will remain as required by the zoning ordinance or a minimum of 70% of the land use buffer will remain in its natural state.

The southern land use buffer width would typically be required to be thirty-nine (39) feet. The land use buffer has been reduced to nine (9) feet along a small portion of the southeastern section of the site. The remainder of the land use buffer area appears to range from twenty-five (25) to thirty-five (35) feet. The entirety of the buffer will be cleared to the property line and replanted as required by the ordinance.

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