

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 6, 2014 AGENDA**

<p>Subject:</p> <p>John Barrow Road Design Overlay District</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>
<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>To establish a Design Overlay District along John Barrow Road to modify the design standards for future development and redevelopment in the Corridor.</p> <p>None</p> <p>Staff recommends approval of the resolution. At their March 20, 2014, hearing the Little Rock Planning Commission recommended approved by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>Letters were sent to approximately 130 property owners along John Barrow Road in August 2013, October 2013 and March 2014, with information regarding a possible Design Overlay District (DOD). An information meeting was held October 21, 2013, with the John Barrow Neighborhood Association. Notices were sent to the following Neighborhood Associations in October 2013 and March 2014: Brownwood Terrace; John Barrow; and Penbrook/Clover Hill POA. The Little Rock Planning Commission held a public hearing on March 20, 2014.</p>	

BACKGROUND

At the request of Vice-Mayor Wright, staff organized a meeting of 'key' property owners, residents and local land managers on Monday, June 10, 2013, at the John Barrow Alert Center to discuss the possibility of a DOD for John Barrow Road. After some general questions and discussion, it was decided to form a smaller working group to develop a DOD for the John Barrow Corridor.

Meetings of the DOD working group followed approximately every three (3) weeks through July 2013. The group developed the 'concepts' that they felt should be included in the DOD. Staff identified the property owners along John Barrow Road (Markham Street to Colonel Glenn Road) and sent a letter to each owner on August 9, 2013. This letter informed them of the three (3) concepts under consideration and asked for any comments and concerns.

In September, the working group met with staff several times to develop the ordinance wording. Once a draft for the DOD was developed, a meeting was set for Monday, October 21, 2013, at the Rosedale Optimist Clubhouse to discuss the draft DOD. Notices for this meeting were sent to the attendees of the June 10, 2013, meeting, as well as the property owners along John Barrow Road. At the meeting several concerns and issues were raised both for what the DOD would do and would not do.

Additional meetings of the DOD Committee were held to discuss the concerns raised at the October meeting. The resulting draft for the John Barrow Design Overlay District (DOD) is proposed for the length of John Barrow Road (all properties along the right-of-way from Markham Street to Colonel Glenn Road). All properties must comply for new development or major redevelopment except for single-family use and zoned properties (without a home occupation). The DOD requires all future:

- Freestanding signage shall be monument style.
- Façade materials along John Barrow Road may not be corrugated or ribbed.
- No electric fences or barbed, concertina wire fences or chain-link fences (except that chain-link with vinyl coating) may be located from the façade away from John Barrow Road.

**BACKGROUND
CONTINUED**

- All service and waste areas may not be between the façade and John Barrow Road.

Notices were sent to the property owners along the corridor and the three (3) Neighborhood Associations on John Barrow Road for the hearing on March 20, 2014 (with an updated draft of the DOD standards).