

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 17, 2021 AGENDA**

Subject	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Residential District titled Village at the Gateway Phase 9 PRD, located on the south side of Alexander Road, immediately east of 13103 Alexander Road (Z-9407-B).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is requesting that the property, located on the south side of Alexander Road, immediately east of 13103 Alexander Road, be rezoned from R-2, Single-Family District, to PRD, Planned Residential District to allow for fourteen (14) lots, with an eighty-four (84)-unit multifamily development.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the PRD rezoning. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>	
BACKGROUND	<p>The applicant proposes to rezone the fifteen (15)-acre property located on the south side of Alexander Road, immediately east of 13103 Alexander Road from R-2, Single-Family District, to PRD, Planned Residential District.</p> <p>The applicant proposes to subdivide the property into fourteen (14) lots and construct two (2) triplex structures on each lot, for eighty-four (84) total units. All of the units will be rental.</p>	

**BACKGROUND
CONTINUED**

There will be 1,825 linear-feet of new streets for this development. Village Run Parkway will be the main north/south street through this development, running from Alexander Road and continuing through the proposed PRD and approved PCD, Planned Commercial District, to the south and southeast, to Vimy Ridge Road. The project will be developed in one (1) phase.

The proposed development will contain two (2) loop streets running east and west from Village Run Parkway. There will be eight (8) lots accessed from the loop street to the east and six (6) lots to the west. The two (2) loop streets will be gated. The gates will not be control gates, as they will open automatically as cars drive up. There will be a stacking distance of at least thirty (30) feet outside the gates.

The proposed residential units will be one (1) and two (2)-bedroom units, ranging from approximately 650 square-feet to 1,300 square-feet. The structures will be constructed using a mixture of rock, wood and siding materials. The applicant notes that the structures will have maximum heights of twenty-five (25) feet; the ordinance typically allows a maximum building height of thirty-five (35) feet in single-family zones.

The proposed structures will have minimum front setbacks of fifteen (15) feet and minimum side setbacks of five (5) feet. The lots which back up to Alexander Road will have minimum rear setbacks of twenty-five (25) feet. The other lots will have fifteen (15)-foot minimum rear setbacks.

The applicant notes that there will be one (1) driveway per lot. Each driveway will run between the two (2) triplex units on the lot, with parking in the rear yard areas. Section 36-502 of the City's Zoning Ordinance requires a minimum of four (4) parking spaces for each triplex structure.

The proposed plan shows a mail kiosk and associated parking along the east side of Village Run Parkway. The U.S. Post Office will need to approve the location and design.

The applicant notes that the tenants within this proposed Phase 9 will be able to use the clubhouse and pool amenities proposed in the Phase 8 development (separate item on this agenda).

**BACKGROUND
CONTINUED**

The applicant notes that garbage will be collected by a private contractor.

All site lighting will be low-level and directed away from adjacent properties.

The applicant notes that the City's Landscape and Buffer ordinances will be complied with. There will be a six (6)-foot high wood fence located along the west property line. The applicant notes that there are no interior fences proposed at this time. If the applicant proposes to construct interior fences in the future, the fence heights must conform with Section 36-516 (e) (1) of the City's Zoning Ordinance.

The applicant also notes that there is no signage planned for the development at this time. If the applicant decides to construct any signage, the signage must conform to the requirements of Section 36-552, signs allowed in multifamily zoning.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed PD-R, Planned Development – Residential, rezoning.

The Planning Commission reviewed this request at their July 8, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all neighborhood associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission Minute Record for the complete staff analysis.