

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 3, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance rezoning property located at the northwest end of The Divide Parkway (6500 The Divide Parkway) from R-2, Single-Family District, to MF-18, Multifamily District. (Z-9434)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The owner of the 12.59-acre property located at the northwest end of The Divide Parkway (6500 The Divide Parkway) is requesting that the property be reclassified from R-2, Single-Family District, to MF-18, Multifamily District.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the rezoning request. The Planning Commission voted, as part of the Consent Agenda, to recommend approval of the rezoning request. The vote was 8 ayes, 0 nays, 2 absent and 1 open position.
BACKGROUND	<p>PDC, LLC, owner of the 12.59 acre property is requesting to rezone the property from R-2, Single-Family District, to MF-18, Multifamily District to allow a future multifamily development.</p> <p>The property is currently undeveloped and mostly wooded. The property is located in an area of mixed uses and zoning, north of The Chenal Parkway/Highway 10 intersection. Undeveloped R-2 zoned property and a Little Rock Water Reclamation Authority facility are located to the north.</p>

**BACKGROUND
CONTINUED**

A multifamily development, mini-warehouse development and undeveloped O-3, General Office District, and C-3, General Commercial District, zoned property are located to the south. Undeveloped MF-12, Multifamily District, and O-3 zoned properties, a multifamily development and single family residences are located to the west. Undeveloped R-2 zoned property and a major powerline easement are located to the east.

The City's Future Land Use Plan designates this property as "RL" (Residential Low Density). The applicant has filed a land use plan amendment application to change the designation of this property to "RH" (Residential High Density). The proposed land use plan amendment is a separate item on this agenda.

Staff is supportive of the requested MF-18 rezoning. Staff views the request as reasonable. The property is located in an area which includes multifamily developments and zoning. A multifamily development is located immediately to the south at 6400-6426 The Divide Parkway (Chenal Pointe at the Divide). Two (2) additional multifamily developments (Chapel Ridge at Chenal and the Easter Seals' Armistead Village) are located on MF-18 zoned property to the southwest, along Chenal Parkway. Undeveloped MF-12 zoned property is located between the developments to the southwest and the subject property. Staff feels that the proposed MF-18 zoning represents a continuation of the zoning pattern in this area. Staff believes the rezoning of this property to MF-18 will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this issue at its August 1, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site and the Coalition of West Little Rock Neighborhoods was notified of the public hearing.