

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 4, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Gramercy Park at Midtown Short-Form PD-R, located at 6400 West Markham Street. (Z-9320)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The applicant is proposing a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the development of six (6) units of patio homes on the site.</p> <p>None.</p> <p>Staff recommends denial of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>Gramercy Park is an upscale planned residential development blended with craftsman and traditional style architecture with 21st century construction to consist of three (3) attached patio homes. Five (5) of the six (6) homes will have two (2) bedrooms, two (2) baths and one (1) patio home will have three (3) bedrooms with 2-½ baths. Floor plans include great rooms, dining area and kitchen with a full complement of stainless steel appliances. All homes will have a brick traditional exterior with accented décor and feature amenities that are generally standard for upscale homes of this style.</p>	

**BACKGROUND
CONTINUED**

Interior amenities will include plank porcelain tile flooring, granite slab kitchen counter and bathroom tops, nine foot ceilings with crown molding and recessed can lighting.

Exterior features include masonry, brick on all four (4) sides and smart board siding in gable areas, architectural roof shingles, landscaped lawns with Zoysia turf and automatic sprinkler systems. Roof pitch elevations will be a minimum of 12/12 to enhance aesthetics of the development. Homes will have a minimum front setback of fifteen (15) feet, a twenty-five (25)-foot rear where lots back up to West Markham and North McKinley Streets, a ten (10)-foot setback to the west property line and an eight (8)-foot setback to the north.

The homes range in size from 1,250 to 1,500 square-feet of heated and cooled space. In addition, each unit will consist of one (1) or two (2) car garages and two (2) car driveways for each home. It is anticipated the home prices will range from \$155 to \$175 per square-foot. It is anticipated that some of the homes will be placed under corporate lease agreements and lease rates will range from \$1,450 to \$1,800 per month.

The entrance to Gramercy Park will consist of a brick wall and attached decorative metal fencing, with accent lighting and extensive landscaping to promote an appealing and pristine entrance to the development. A six (6)-foot wooden fence is planned where fences do not currently exist to maintain privacy for neighbors and residents of Gramercy Park. In addition, lawns and all common areas within the development will be maintained by the owner.

The Planning Commission reviewed the proposed PD-R request at its August 9, 2018, meeting and there were several registered objectors present. The Hall High Neighborhood Association and the Briarwood Neighborhood Association and all property owners located within 200 feet of the site were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.