

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 16, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Wildwood Place Subdivision Revised Long-Form PD-R, located South of Denny Road on Wildcreek Circle. (Z-8559-C)</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>
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<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;">BACKGROUND</p>	<p>The applicant is proposing to amend the previously-approved PD-R, Planned Development – Residential, for Phases 6 and 7 of the Wildwood Place Subdivision to add additional land area and additional lots to the previously-approved plat area.</p> <p>None.</p> <p>Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 8 ayes, 0 nays and 3 absent.</p> <p>The applicant is proposing to amend the previously-approved PD-R, Planned Development – Residential, for Phases 6 and 7 of the Wildwood Place Subdivision to add additional land area and additional lots to the previously approved plat area. The applicant is proposing to increase the number of lots for this development from 184 to 206. The lots are proposed with an average lot size of fifty (50) feet by 110 feet. The development is proposed with 4.75 acres of common open space within tracts. The development is indicated with twenty (20)-foot front setbacks and five (5)-foot side-yard setbacks. The rear yard is proposed with a twenty-five (25)-foot setback.</p>
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**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PD-R request at its November 30, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing. There is not a neighborhood association registered with the City located within this area. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.