

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 7, 2017 AGENDA**

Subject	Action Required:	Approved By:
<p>An appeal of the Planning Commission’s denial of a Planned Zoning District titled The Hamilton Apartments Long-Form PD-R, located behind 14524 – 14810 Cantrell Road. (Z-7500-F)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant, John Reese, is appealing the Planning Commission’s recommendation of denial for a Planned Residential Development located behind 14524 – 14810 Cantrell Road.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends denial of the requested PD-R zoning. The Planning Commission voted to recommend denial of the PD-R zoning by a vote of 5 ayes, 5 nays and 1 absent.</p>	
BACKGROUND	<p>The applicant is requesting a rezoning of the site from R-2, Single-Family District, and PCD, Planned Commercial Development, to PD-R, Planned Development - Residential, to allow for the development of a 10.67-acre site with 250 units of multi-family housing. The development is proposed with two (2) interior court yards which will contain a swimming pool, outdoor cooking areas, sports courts and seating areas.</p>	

**BACKGROUND
CONTINUED**

The site plan includes 442 parking spaces, twenty-two (22) of which will be under the building in garages. The parking as proposed represents a parking ratio of 1.88 spaces per unit. The parking lot will be lighted with cut-off type luminaires so that light does not spill from the site onto the neighboring properties.

The building exterior finishes will be a combination of masonry and architectural cementations panels. The roof will have a residential pitch and be covered with architectural shingles. The development will be gated with an emergency access behind Pinnacle Station Retail Center. Detention storage will be provided on site in surface ponds. A trash compactor will be located on the site and be serviced during regular business hours. The site plan includes a recreational area between the parking lot and the floodway and the developer is considering creating a walking trail along the creek.

Staff is not supportive of the applicant's request. The PCD zoned portion of the development was previously approved with roughly one-half of the development and was approved for approximately 40,500 square-feet of office/warehouse. This area is indicated on the future land use plan as transitional. The remainder of the property is currently zoned and indicated on the future land use plan for single-family or at a density not to exceed six (6) units per acre. The development as proposed contains a total of (10.67 acres and 250 units) which results in an overall density of 23.4 units per acre. In staff's opinion this development is proposed extremely dense and is not appropriate for this site. With the exception of the Cantrell Road frontage which is predominately commercial, the areas off Cantrell Road are single-family residential. In recent past there have been two (2) developments which were approved with this similar concept. One located in Riverdale which has developed on property zoned C-3, General Commercial District, which as a by-right use allows multi-family per the R-5, Urban Residence District, Zoning or at a density of not more than thirty-six (36) units per acre. The other has been approved on property which is zoned O-2, Office and Institutional District, which with approval of a Conditional Use Permit allows for the development of multi-family at a density not to exceed thirty (30) units per acre.

**BACKGROUND
CONTINUED**

Neither approval required a rezoning of the sites. Staff does not feel this is an appropriate location for multi-family at the density proposed by the developer. Staff recommends denial of the request.

The Planning Commission reviewed the proposed PD-R request at its August 31, 2017, meeting and there were a number of registered objectors present. All property owners located within 200 feet of the site along with the Westchester Neighborhood Association, the Pinnacle Valley Neighborhood Association and the Tulley Cove Neighborhood Association 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.