

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

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 6, 2016 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Diamond Park Community Revised Short-Form PD-R, located West of John Barrow Road on Labette Drive. (Z-6453-D)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The request is to revise a previously-approved PD-R, Planned Development – Residential, to allow for the development of the site with age-restricted housing within three (3) multi-family residential buildings and to allow the creation of twenty (20) single-family residential lots.</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, 2 absent and 1 open position.</p> <p>Contained within the development plan and shared between the single-family and multi-family housing the site plan indicates an activity center, a pocket park, a maintenance building and a lot to be used for a non-residential use such as an office/security for the development. Within the multi-family portion of the development the applicant is proposing the placement of a small medical office/clinic within one of the multi-family buildings. The site plan indicates the placement of 1,585 linear-feet of new public streets.</p>
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**BACKGROUND  
CONTINUED**

On January 9, 2014, the Little Rock Planning Commission reviewed a request to allow the removal of Labette Drive from the Master Street Plan as a collector street. The Commission made a recommendation of approval of the request, but as a condition of approval the amendment would not be forwarded to the Little Rock Board of Directors for final action until the developer requested a grading permit for the proposed development. The applicant is requesting to allow the previous approval and conditions to remain and to move the previously-approved Master Street Plan amendment for the removal of Labette Drive forward to the Board of Directors at the time a grading permit for the first phase of this development is requested.

The Planning Commission reviewed the proposed PD-R request at its November 3, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Twin Lakes B Special Recreation Improvement District, the Twin Lakes B Property Owners Association and the John Barrow 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.