

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 18, 2017 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Renaissance Pointe the Ranch Revised Long-Form PD-R, located at Chenonceau Boulevard and Ayla Drive. (Z-4343-JJ)</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, to remove one (1) of the buildings located at the northwest corner of the site and to allow a building located at the southwest corner of the site to increase the height by one (1)-floor.</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 10 ayes, 0 nays and 1 absent.</p> <p>Ordinance No. 20,627, adopted by the Little Rock Board of Directors on September 4, 2012, allowed a revision to the previously-approved PD-R, Planned Development – Residential. The developer proposed to amend the previously-approved PD-R for the western portion of the site. In-lieu of constructing sixty (60), two (2)-story townhouse units, the developer proposed to construct a more traditional apartment style development within seven (7) buildings containing 168 units.</p>
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**BACKGROUND
CONTINUED**

The buildings were proposed as three/two split-level buildings with the front being three (3) stories and the rear two (2) stories. Within the development area a second clubhouse and pool facility would be added (Z-4343-BB).

Permits for two (2) of the seven (7) buildings have been issued for the development. Within the two (2) buildings there are a total of forty-eight (48) units. The applicant is now proposing to amend the previously-approved PD-R, Planned Development Residential, to remove one (1) of the buildings located at the northwest corner of the site and to allow one (1) of the buildings at the southwest corner of the site to be a four (4)-story building containing thirty-two (32) units (previously approved as a three story building containing twenty-four (24) units). The development is proposed in two (2) additional phase.

The Planning Commission reviewed the proposed PD-R request at its March 16, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Aberdeen Court POA, the Duquesne Place POA and the Maywood Manor 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.