

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 19, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Stone Crest Apartments Short-Form PD-R, located at 9700 Baseline Road. (Z-9105)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The request is a rezoning from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the existing vacant apartment complex to be remodeled.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends denial. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 11 ayes, 0 nays and 0 absent.
<b>BACKGROUND</b>	The apartments were constructed in 1972 and were located outside the City limits of Little Rock. There are three (3) buildings located on the site containing sixty-four (64) units and areas of paving very much in disrepair. Presently the parking stalls back into the street right of way along Herrick Lane. The applicant bought the property from the bank and felt with the purchase the property would be “grandfathered” as a multi-family development. The site was vacated by code enforcement a number of year ago. According to Entergy records power to the office and the units were disconnected from September 2012 through February 2013. Once the site sat unoccupied for a period of six (6) months the property lost any non-conforming status.

**BACKGROUND  
CONTINUED**

The request is a rezoning from R-2, Single-Family District, to PD-R, Planned Development Residential, to allow for the existing vacant apartment complex to be remodeled. The apartments were constructed in 1972 and were located outside the City limits of Little Rock. There are currently three (3) buildings located on the site containing sixty-four (64) units, a leasing office, laundry facility and areas of paving for parking.

The Planning Commission reviewed the proposed PD-R request at its February 25, 2016, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with Southwest Little Rock United for Progress 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.