

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 20, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled The Crest at Chenal Long-Form PD-R, located on the west side of Chenal Parkway, approximately ¼-mile south of Northfield Drive. (Z-9211)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The request is a rezoning from R-2, Single-Family District, to PD-R, Planned Development - Residential to allow for the development of this ten (10)-acre site with a Senior Living Facility.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends denial of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 8 ayes, 2 nays and 1 absent.
BACKGROUND	The development contains ten (10) acres and is located on the west side of Chenal Parkway approximately one-quarter mile south of Northfield Drive. The property is currently zoned R-2, Single-Family District, and was previously owned by the Presbytery of Arkansas for approximately twenty-five (25) years. The Developer wishes to construct an age-restricted, Adult Senior Living Facility with two (2) buildings joined by a courtyard area. The facility will contain 221 total units with eighty-one (81) units for active adults who still work and drive on a regular but not daily basis along with 140 units for less active adults that may be retired and not traveling each day.

**BACKGROUND
CONTINUED**

The facility is proposed with three (3) stories of living units along with a below-grade parking deck on the northwest corner of the site. The layout creates the ability to maintain the existing trees along the southern and western perimeters to provide additional buffer from the existing single-family homes. Each building will have garden areas for the residents within the interior courtyards. An indoor pool, spa, and fitness center will be located in a basement area below the common area building. Additional amenities will include: Full-service restaurant serving three (3) meals per day, transportation services for residents to shopping, medical appointments and errands, onsite card rooms, social rooms, private dining areas, common den areas with fireplaces, stadium seating theatre room with small stage for church services and other live entertainment, resident security and medical alert system, visitor suites available for guest and family of residents, library, billiards room, computer center and craft room, Salon, barber shop, banking services, pharmacy services, third part companion care available to residents at an additional fee.

The Planning Commission reviewed the proposed PD-R request at its April 27, 2017, meeting and there was one (1) registered objector present. All property owners located within 200 feet of the site along with the Aberdeen Court Property Owners Association and the Duquesne Place Property Owners 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.