

**BACKGROUND
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The site is bordered by I-2, Light Industrial District, and C-3 zoned properties to the east, R-2, Single-Family District, and C-3 zoned properties to the west, and R-7 Manufactured Home District, zoned properties to the south across Stagecoach Road.

The applicant proposes to subdivide the 50.92 acres into nine (9) lots, as part of the PCD zoning request. The south eleven (11) plus acres will be subdivided into eight (8) lots (Lots 1 - 4 and 6 - 9) for commercial development. The north thirty-eight (38) plus acres will be a single lot for a senior housing development. An 820-foot-long cul-de-sac street (public street) will serve as access to the lots. The eastern portion of the north acreage which is in the floodway will be zoned OS, Open Space District. The lots will be final platted one (1) or two (2) at a time as they are sold.

The applicant proposes that the eight (8) lots within the south portion of the property will range in size from one (1)-acre to 2.18 acres. Those lots will be developed as per the C-3 Zoning development standards with C-3 permitted uses. The north portion will be developed as per the MF-18, Multifamily District, Zoning development standards. This portion will be a mix of one (1) and two (2)-bedroom units located within a mid-rise facility, townhomes and cottages. The proposed senior housing development will be age restricted, limited to persons fifty-five (55) years of age or older.

The applicant is proposing 184 two (2)-bedroom units and 105 one (1)-bedroom units for the senior housing development. The proposed unit mix may slightly fluctuate with final designs, with the maximum number of units not exceeding 300.

The maximum building heights proposed are as follows:

Clubhouse	25'-0"
4-Story Complex	49'-0"
1-Story Single Bedroom	17'-0"
1-Story Two Bedroom	17'-0"
Townhomes	25'-0"

The exterior of the one-story buildings will be constructed using a combination of horizontal siding, EIFS and brick veneer, with shingled roofs. The buildings will contain metal awnings over the doorways. The four-story building exterior will contain a mixture of horizontal siding, Hardi-panel, EIFS and stone veneer.

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CONTINUED**

The applicant is proposing 502 parking spaces with proposed senior living development. The ordinance would typically require 433 parking spaces for the proposed number of units: staff believes that the proposed number of parking proposed will be sufficient to serve this development.

The applicant submitted a Project Development Schedule stating the approximate start of construction being July 2023 and continuing through December 2024.

All lighting proposed must be low level and directed away from adjacent properties. The proposed plan notes two (2) dumpster locations at the southeast corner of the parking area adjacent to the community office building. The applicant notes that the dumpsters will be screened as per ordinance requirements.

Staff recommends that all signage for the senior living facility portion of the overall project comply with Section 36-552 of the City's Zoning Ordinance (signs allowed in a multi-family zones). All signage for the proposed commercial lots will comply with Section 36-555 (signs allowed in commercial zones).

The applicant proposes a regional storm water detention facility at the southeastern corner of the proposed senior housing development.

The Planning Commission reviewed this request at their August 11, 2022, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.