

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 20, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled The Villas at Autumn Road PRD (Z-9695) located at 400-412 Autumn Road (Z-9695).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The applicant is requesting that the 5.06-acre property, located at 400-412 Autumn Road, be rezoned from PRD, Planned Residential District, to allow development of fifty-one (51) attached single-family residences.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the PRD rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 2 nays, 1 absent and 1 open position.</p>
BACKGROUND	<p>The applicant is proposing to develop 5.02 acres from R-2, Single-Family District, to PRD, Planned Residential District, to allow for the development of fifty-one (51) attached, zero lot line patio homes comprised of fourteen (14) residential buildings with a density of two (2) to five (5) attached single-family units per building.</p> <p>All of the homes will be of new construction and will be approximately 1,200 square-feet to 1,400 square-feet in area with a height not exceeding thirty-five (35) feet. The patio homes will take access from Autumn Road via a divided gated entry with ample turnaround space. All gated access entry points must comply with the City of Little Rock Fire Department Standards.</p>

**BACKGROUND
CONTINUED**

All patio homes will consist of two (2) bedrooms, two (2) bathrooms, one (1) or two (2)-car attached garage(s) and two (2)-car driveways to minimize on-street parking. Section 36-502 of the City's Zoning Ordinance typically requires one (1) off-street parking space per single-family dwelling. Staff feels the provided off-street parking is sufficient to serve this development.

The applicant proposes the following setbacks for all units within the development:

1. Front – twenty (20) feet
2. Rear – ten (10) feet
3. Side – seven (7) feet/0 feet

Staff feels the proposed setbacks are sufficient for this development.

The applicant is proposing a six (6)-foot wooden privacy fence where fences do not currently exist. The applicant notes the decorative side of the fence will face outward. Any new fencing must comply with Section 31-516 of the City's Zoning Ordinance.

The applicant notes all lawns and all common areas will be maintained by the developer.

The applicant notes a sign will be located at the entrance to the subdivision. All signs must comply with Section 36-551(a)(4) of the City's Zoning Ordinance (signs permitted in residential one – and two family zones).

The site plan indicates mail kiosks located within the north and south internal common areas. The applicant has provided a statement from the Postmaster at the Huron Lane Office approving the location of the kiosks.

The applicant notes the residences will have trash collection provided by standard City of Little Rock garbage collection.

The applicant submitted additional information to staff as requested and required, including a detailed drainage study. The drainage study has been reviewed and approved by the Engineering Division. The applicant has complied with all submittal requirements.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their August 11, 2022, meeting and there several 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.