

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 17, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Levi Short-Form PD-R, located at 622 South Valentine Street. (Z-9171)</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	<p>The request is a rezoning from R-3, Single-Family District, to PD-R, Planned Development - Residential, to allow for the creation of two (2) single-family lots from this existing single lot.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning at their December 15, 2016, meeting by a vote of 9 ayes, 0 nays, 1 absent and 1 open position.</p>	
BACKGROUND	<p>The applicant is requesting a rezoning from R-3, Single-Family District, to PD-R, Planned Development - Residential, to allow for the creation of two (2) single-family lots from an existing residential lot. The plan indicates the placement of one (1) home fronting on South Valentine Street and the second fronting West 7th Street. The lots are indicated with a 65.35-foot depth and a 46.8-foot width.</p> <p>The home fronting South Valentine Street is located 8.5 feet from the public right-of-way (front-yard setback). The side yard setback is indicated at five (5) feet along the northern and southern perimeters. The plan indicates a seventeen (17)-foot rear-yard setback.</p>	

**BACKGROUND
CONTINUED**

The home is proposed forty (40) feet by twenty-five (25) feet and contains a ten (10)-foot wide carport located along the southern façade. Driveway access is from South Valentine Street.

The lot fronting West 7th Street is proposed thirty (30) feet by thirty (30) feet with a ten (10)-foot carport located along the western façade. The plan indicates an eleven (11)-foot front-yard setback and a five (5)-foot rear-yard setback. The plan indicates a 6.5-foot side-yard setback from the western property line and a nineteen (19)-foot side-yard setback on the eastern perimeter.

Based on this site plan staff is supportive of the applicant's request. Staff previously had concerns with the applicant's proposal due to there being little to no outdoor living space on the proposed lots. With the redesign of the site and allowing one (1) of the homes to face South Valentine Street staff feels the development is more in keeping and blends with the existing development in the area. For the most part the homes in this area have a block face with fronts facing the named streets, in this case South Valentine Street, but there are homes which have a front yard relationship to the numbered streets such as a number of homes east of Valmar Street which front West 7th Street.

The Planning Commission reviewed the proposed PD-R request at its December 15, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Capitol View Stiff Station 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, the staff analysis and recommendation.