

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 7, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled 9025 South Heights Road Short-Form PD-R, located at 9025 South Heights Road. (Z-9259)</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 to rezone the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the development of a duplex on the existing vacant lot.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 9 ayes, 0 nays and 2 absent.
<b>BACKGROUND</b>	<p>The applicant is proposing a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the construction of one (1) duplex building on the site. The applicant is proposing the placement of six (6) parking spaces along South Heights Road. The plan includes an area of open space along the western property line.</p> <p>The Planning Commission reviewed the proposed PD-R request at its October 12, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Upper Baseline</p>

**BACKGROUND  
CONTINUED**

Neighborhood Association and 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.