

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

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

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance establishing a Planned Zoning District titled Park View Addition Lots 1 – 3, Block 15, Short-Form PD-R, located at 2823 North Pierce Street. (Z-9195)</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p> | <p style="text-align: center;">Bruce T. Moore City Manager</p> |
| <p style="text-align: center;">SYNOPSIS</p> | <p>The applicant is requesting to rezone the site from R-3, Single-Family District, to PD-R, Planned Development - Residential, to allow for the construction of a new home on the site.</p> | |
| <p style="text-align: center;">FISCAL IMPACT</p> | <p>None.</p> | |
| <p style="text-align: center;">RECOMMENDATION</p> | <p>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 10 ayes, 0 nays and 1 absent.</p> | |
| <p style="text-align: center;">BACKGROUND</p> | <p>On November 19, 2015, the Little Rock Planning Commission approved a replat of three (3) existing residential lots into two (2) single-family residential lots. The lots were proposed with minimum widths of 105 feet and forty (40) feet. The lots were to contain 13,918 square-feet (Lot 1R) and 5,606 square-feet (Lot 3R). Lot 3R was proposed with variances to allow a reduced lot width and to allow an increased lot depth to width ratio. The replat was not filed for record at the Circuit Clerk’s Office.</p> | |

**BACKGROUND
CONTINUED**

The applicant is now requesting to rezone the site from R-3, Single-Family District, to PD-R, Planned Development – Residential, to allow for the construction of a new home on the site. The property is currently platted as Lots 1, 2 and 3 Block 15, Parkview Addition to the City of Little Rock, Pulaski County, Arkansas. The existing home was placed to encompass portions of all three (3) lots thus creating one (1) zoning lot. The applicant is proposing to construct a new home on Lot 3 which currently contains a swimming pool. The existing home encroaches into this lot by five (5) feet. The new home will be located three (3) feet from the existing homes southern exterior wall.

Once the new home is completed the existing home will be removed from the site. The applicant then intends to building new single-family homes on each of the two (2) remaining lots. With the removal of the existing home this will allow an eight (8)-foot side-yard setback along the northern property line of Lot 3. The southern side yard setback will be five (5) feet as typically required by the R-3, Single-family Zoning District. The request includes the allowance of twenty (20)-foot front and rear-yard setbacks for all three (3) lots. The side yard setbacks for Lots 1 and 2 will be five (5) feet.

The Planning Commission reviewed the proposed PD-R request at its February 2, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Heights 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 and the staff analysis and recommendation.