

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 6, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Graham Property Management Short-Form PD-R, located at 1417 Kavanaugh Boulevard. (Z-9208)</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 applicant is requesting a rezoning of the site from R-3, Single-Family District, to PD-R, Planned Development - Residential, to recognize an existing four-plex and duplex located on the property.</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 by a vote of 8 ayes, 2 nays and 1 absent.</p>	
BACKGROUND	<p>The applicant is requesting a rezoning of the site from R-3, Single-Family District, to PD-R, Planned Development - Residential, to recognize an existing four-plex and duplex located on the property. The four-plex was recently burned, beyond 50% of the reconstruction cost of the building, and is proposed for remodeling and reconstruction. There are no modifications proposed for the duplex or the building envelope for the four-plex. The site is located within the Hillcrest Design Overlay District. The zoning ordinance requires any non-conforming use to be rezoned via the Planned Development process.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PD-R request at its April 27, 2017, meeting and there was one (1) registered objector present. All property owners located within 200 feet of the site along with the Hillcrest Residents 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.