

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 9, 2020 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development and establishing a Planned District – Residential titled Cottages at the Manor Short-Form PD-R, located at the southwest corner of Kanis Road and Labelle Drive (Z-9503).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting that the property at the southwest corner of Kanis Road and Labelle Drive be rezoned from R-2, Single-Family District, to PD-R Planned District – Residential, to permit the development of ten (10) duplex residential structures.</p> <p>None.</p> <p>Staff recommends approval of the rezoning request. The Planning Commission voted 11 ayes and 0 nays to recommend approval of the PD-R.</p> <p>This application is for a 4.05-acre site currently zoned R-2, Single-Family District. The proposed development would include ten (10) duplex residential structures of approximately 2,900 square-feet each, for a total of twenty (20) dwelling units, and each unit would be approximately 1,450 square-feet in area. The homes would be one (1)-story and have a single-car garage. The development will be age-restricted and available to persons fifty-five (55) years of age and older.</p>	

**BACKGROUND  
CONTINUED**

The development would take access from a single driveway on Labelle Drive, which would be gated by a decorative metal fence, six (6) feet in height. The private street, measuring approximately 700 feet in length, would have sidewalks on both sides. An on-site surface detention pond would provide stormwater detention. The City's Future Land Use Plan designates this property as "T" Transition.

The Planning Commission reviewed this issue at its May 14, 2020, meeting and there was one (1) person present with concerns/questions. All owners of property located within 200 feet of the site, as well as the Brownwood Terrace, John Barrow and Kanis Village Neighborhood Associations, were notified of the public hearing.

Please see the attached Planning Commission minute record for the complete staff analysis.