

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 15, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An Ordinance establishing a Planned Zoning District titled 3205 Kavanaugh Boulevard Short-Form PD-R, located at 3205 Kavanaugh Boulevard. (Z-9231)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The request is a rezoning from R-2, Single-Family District, to PD-R, Planned Development - Residential, to recognize an existing duplex located on the site.</p> <p>None.</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 9 ayes, 0 nays and 2 absent.</p> <p>There are no other changes proposed for the site or the site plan. The request includes the allowance of single-family as an allowable alternative use for the property. The property is located within the Hillcrest Design Overlay District.</p> <p>The Planning Commission reviewed the proposed PD-R request at its July 20, 2017, meeting and there were no registered objectors 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.</p>	