

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 4, 2018 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Bronson Townhomes Short-Form PD-R, located at 1902 East 4th Street. (Z-9344)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The applicant is requesting a rezoning of the site from R-4, Two-Family District, to PD-R, Planned Development – Residential, to allow for the construction of eight (8) townhomes on the property.</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 10 ayes, 0 nays and 1 absent.</p> <p>The applicant is requesting a rezoning of the site from R-4, Two-Family District, to PD-R, Planned Development - Residential, to allow for the construction of townhomes on the property. The property is Lots 9, 10 and 11, Block 5 of Garland’s Addition to the City of Little Rock, Pulaski County, Arkansas. The property is 150 feet by 150 feet, and the existing East 4th Street right-of-way is sixty (60) feet. The property is vacant with several large trees on the property. An existing basketball court concrete slab and chain link fencing will be removed with the new development.</p>	

**BACKGROUND
CONTINUED**

The planned townhouse development will consist of two (2) buildings of five (5) dwellings for a total of eight (8) dwelling units. Each townhouse will be approximately 1,438 square-feet with two (2) bedrooms and two (2) baths. Each will have a single-car garage and a driveway space for additional parking. The townhouses will be three (3)-story wood framed construction with brick and lap siding veneer and shingle roof. The townhouses will be constructed with two (2)-hour rated fire walls separating each unit.

The development will have one (1) access drive from East 4th Street to serve all of the driveways and garages. The property will be landscaped per the City of Little Rock Landscape Ordinance requirements. The rear of the homes will have a patio area screened by a six (6)-foot fence, continuous across the entire rear of each building. A monument sign identifying the development is proposed along the entry drive.

The Planning Commission reviewed the proposed PD-R request at its August 9, 2018, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing. There is not a registered active neighborhood association located in the area Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.