

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 18, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Phillips Duplexes Short-Form PD-R, located on the northwest corner of West 38th and Holt Streets. (Z-9154-A)</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 request is a rezoning from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the development of two (2) existing platted lots with two (2) residential duplex units with off-street parking.</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 10 ayes, 0 nays, 0 absent and 1 open position.</p>	
BACKGROUND	<p>The applicant is requesting a rezoning from R-2, Single-Family District, to PD-R, Planned Development Residential, to allow for the development of two (2) existing platted lots with two (2) residential duplex units with off-street parking. The new units (two (2) attached units with four (4) separate tenants) are a one (1)-story flat reinforced concrete slab; thermal insulated wood-framed structure clad with vinyl siding, vinyl clad thermal glazed windows and a hip roof clad with asphalt shingles. Six (6) concrete paved car slots are to be constructed on the east side of the property.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PD-R request at its September 22, 2016, meeting and there was one (1) registered objector present. All property owners located within 200 feet of the site along with the John Barrow 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.