

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 5, 2019 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Nix Road Patio Villas Short-Form PRD, located at 1015 Baseline Road (Z-9445).</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: right;">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 applicant is requesting approval of a PRD, Planned Residential District, for the construction of six (6) patio homes.</p> <p>None.</p> <p>Staff recommends approval of the POD zoning. The Planning Commission voted 8 ayes, 1 nays and 2 absent to recommend approval.</p> <p>Nix Road Villas is planned to be an upscale residential development blending traditionally-styled architecture with 21st century construction consisting of three (3) patio homes with two (2) units per structure for a total of six (6) homes. Each home would have two (2) bedrooms and two (2) baths. Exterior features include masonry on three (3) sides and smart board siding in the gable area, architectural roof shingles, lawns landscaped with Zoysia turf and automatic sprinkler systems. The roof pitch elevations will be a minimum 12/12 to enhance the aesthetics of the development.</p>	

**BACKGROUND
CONTINUED**

Setbacks will be a minimum of twenty-five (25) feet on the front, twenty-five (25) feet in the rear and six (6) feet on the side. Each unit would have a one (1) or two (2)-car garage and will be 1,250 to 1,500 square-feet in area. Lawns and common areas would be maintained by a Property Owners Association.

The Planning Commission reviewed this request at their October 10, 2019, meeting and there was one (1) objector present. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.