

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 7, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Wildwood Trails Long-Form PD-R, located on the south side of Denny Road in the 19000 Block of Denny Road. (Z-9183)</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>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>The applicant is requesting a rezoning of 39.987 acres from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the development of the area with seventy-one (71) residential lots of attached and detached single-family homes.</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-2, Single-Family District, to PD-R, Planned Development - Residential. The site contains 39.987 acres and is proposed for development with seventy-one (71) residential lots of attached and detached single-family homes. The applicant is requesting fifteen (15)-foot front building setbacks for the homes proposed in Block 3 and a twenty (20)-foot front building setback for the homes located in Blocks 1, 2 and 4. The lots located in Blocks 1 and 2 are indicated with fifty (50)-foot lot widths.</p>	

**BACKGROUND
CONTINUED**

The lots located in Block 3 are indicated with a thirty-two (32)-foot lot width. The lots located in Blocks 1, 2 and 4 are indicated with five (5)-foot side-yard setbacks. The lots located in Block 3 are indicated as attached single-family residences with zero side-yard setbacks.

The Planning Commission reviewed the proposed PD-R request at its February 2, 2017, meeting and there were no registered objectors present. All property owners located within 20 feet of the site were notified of the public hearing. There is not an active neighborhood association, registered with the City of Little Rock, 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.