

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 18, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Van Short-Form PD-R (Z-8646-A), located North of 13th Street between Park and Dennison Streets.</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 applicant is requesting approval of an ordinance to reinstate the previously-approved PD-R, Planned Development - Residential. No modifications to the site plan or the previous approval are proposed.</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 11 ayes, 0 nays and 0 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-R request at its July 16, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Central High Neighborhood Association were notified of the Public Hearing.</p>	
BACKGROUND	<p>Ordinance No. 20,480, adopted by the Little Rock Board of Directors on September 20, 2011, rezoned the property from R-4, Two-Family, to PD-R, Planned Development – Residential, to allow for the creation of four (4) detached single-family homes located on individual lots.</p>	

**BACKGROUND
CONTINUED**

The front-yard setback for the units on 13th Street was indicated at five (5) feet. The lots share a common drive from West 13th Street. A side-yard setback of five (5) feet was proposed on the common lot lines of the homes facing South Park and Dennison Streets. The rear-yard setback for each of the homes was indicated at five (5) feet. The homes fronting South Park and South Dennison Streets were indicated at fifteen (15) feet. The southern side-yard setback was indicated at five (5) feet. The northern side-yard setback was indicated at approximately thirteen (13) feet. The drives for these homes was to be located along the northern perimeter away from the street intersection.

The Zoning Ordinance allows three (3) years from the date of approval of a Planned Zoning Development for submission of the final development plan (in this case file for a building permit). If the final development plan is not presented within the three (3)-year time period the zoning expires. Failure to file a timely extension shall be cause for revocation of the PUD. Prior to expiration of the PUD zoning the applicant can request of the Commission a one (1)-time extension for up to two (2) years. The request must be made a minimum of ninety (90) days prior to the expiration. The applicant did not file for a final development plan nor did the applicant seek a time extension.

The applicant is requesting to reinstate the previously-approved PD-R. There are no modifications of the site plan from the previous approval. The applicant is requesting to allow the replatting of two (2) residential lots into four (4) lots to be developed with individual single-family homes. The applicant has provided the proposed building setbacks, elevations and construction materials.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.