

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 16, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Gardner Short-Form PD-R, located at 900 North Polk Street. (Z-9270)</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 proposing the rezoning of the property located at 900 North Polk Street from R-3, Single-Family District, to PD-R, Planned Development - Residential, to allow for the placement of two (2) homes on this single parcel.</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 7 ayes, 1 nays and 3 absent.</p>	
BACKGROUND	<p>The applicant is proposing the rezoning of the property located at 900 North Polk Street from R-3, Single-Family District, to PD-R, Planned Development - Residential, to allow two (2) homes on this single parcel. The property currently has three (3) separate structures consisting of a detached rear-yard garage, a single-family residence and a front-yard detached building that was once a neighborhood store. The applicant is requesting the PD-R zoning to allow the old store front to be renovated into a one (1) bedroom studio apartment. An addition to the store front building will be placed on the western end of the building to allow for a bath to be added. The applicant indicates the existing residence will be rehabilitated or will be razed and a new home constructed on the site.</p>	

**BACKGROUND
CONTINUED**

The existing detached garage will be renovated or, if not structurally sound, will also be razed and a new garage constructed in a similar location.

The Planning Commission reviewed the proposed PD-R request at its November 30, 2017, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Hillcrest Residents 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.