

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 19, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An appeal of the Planning Commission’s denial of a Planned Zoning District titled 719 North Spruce Street Short-Form PD-C, located at 719 North Spruce Street. (Z-9048)</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 appealing the Planning Commission’s denial of a PDC, Planned Development Commercial, request to allow the rear-yard area of a single-family home to be used as parking for commercial businesses located along Kavanaugh Boulevard.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends denial of the requested PD-C zoning. The Planning Commission voted to recommend denial of the PD-C zoning by a vote of 5 ayes, 4 nays and 2 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-C request at its October 8, 2015, 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.</p>	
BACKGROUND	<p>The applicant is requesting to rezone the site from R-2, Single-Family to PD-C, Planned Development – Commercial, to allow the rear-yard of this existing single-family home to serve as parking for commercial businesses located along Kavanaugh Boulevard.</p>	

**BACKGROUND
CONTINUED**

The applicant has removed an accessory structure and graveled the rear-yard. The applicant states this parking area serves six (6) to eight (8) vehicles. He states the home has a parking pad in the front-yard area and does not need the rear-yard area for parking.

Staff is not supportive of the request. Staff feels the placement of parking on this single-family lot is an intrusion into this residential neighborhood. Although there are a few parking spaces located across the alley to the east, the property is zoned C-3, General Commercial District, and the parking serves a business located on North Palm Street. The commercial uses and zoning do not encroach into the neighborhood past North Palm Street and are limited to the Kavanaugh Boulevard frontage. Staff does not feel it is appropriate to allow the commercial parking within this residential neighborhood.

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