

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 15, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Queensboro Short-Form PD-R, located at 6101 – 6119 Queensboro Drive. (Z-3639-A)</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 request is to rezone the site from R-2, Single-Family District, and O-3, General Office District, to PD-R, Planned Development Residential, to recognize an existing three (3) building four (4) unit apartment development located on the site.</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 10 ayes, 0 nays and 1 absent.</p>
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-R request at its November 19, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Allendale Neighborhood Association and Southwest Little Rock United for Progress were notified of the Public Hearing.</p>
BACKGROUND	<p>The request is to rezone the site from R-2, Single-Family District, and O-3, General Office District, to PD-R, Planned Development Residential to recognize an existing three (3) building four (4) unit apartment development located on the site.</p>

**BACKGROUND
CONTINUED**

A fourth building was originally constructed but has been removed due to a fire and that area is currently being used as parking. The buildings were constructed in 1971 when the property was located outside the City Limits of the City of Little Rock.

The site contains the paved parking area of the former apartment building as well as parking within the rear of the units. The buildings are two (2)-story buildings. There is a four (4)-foot chain link fence located along the eastern, southern and western perimeters of the site.

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