

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Walker Short-Form PD-R, located at 1815 South State Street. (Z-9091)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting to rezone the site from R-4, Two-Family District, to PD-R, Planned Development - Residential, to allow the subdivision of the property and construction of one (1) new single-family dwelling on the south end of the property.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<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>	
<b>CITIZEN PARTICIPATION</b>	<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 Downtown Neighborhood Association were notified of the Public Hearing.</p>	
<b>BACKGROUND</b>	<p>The applicant is requesting to rezone the site from R-4, Two-Family District, to PD-R, Planned Development - Residential, to allow the subdivision of the property and construction of one new single-family dwelling on the south end of the property.</p>	

**BACKGROUND  
CONTINUED**

The existing duplex will be renovated to provide two (2) bedroom units with a one (1)-car garage for one (1) unit. All other parking will remain as is (on-street). The new dwelling will have three (3) bedrooms with on-street parking.

On-street parking is used by many residences on State Street, designated a “Local Street” on the Master Street Plan. Parking is allowed on both sides of the street. Traffic volumes are low in this area.

The setbacks are required in order to allow a three (3) bedroom dwelling to fit the property and allow for the five (5)-foot right-of-way dedication required by the Master Street Plan. The setback on Wright Avenue is similar to houses on the same block further east. The front-yard setback aligns the exterior wall of the new dwelling with the exterior wall of the duplexes.

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