

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 7, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Mergeron Court Revised Short-Form PD-R, located at 12115 Rainwood Road. (Z-9286-A)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting approval of a Revised PD-R, Planned Development – Residential, District to construct a zero-lot line residential development consisting of thirteen (13) homes.</p> <p>None.</p> <p>Staff recommends approval of the revised PD-R zoning. The Planning Commission voted 9 ayes, 0 nays and 2 absent to recommend approval.</p> <p>This property was rezoned from R-2, Single-Family District, to PD-R, Planned Development – Residential, in February 2018. The proposed development was to be a gated community with seventeen (17) attached single-family homes. Access from Rainwood Road would be through a U-shaped private street with traffic moving one direction, entering on the west and exiting on the east. Nine (9) buildings - eight (8) duplexes and one (1) single-unit - were proposed.</p>	

**BACKGROUND
CONTINUED**

Parking would be provided in attached garages and on one side of the street.

This proposal has not been developed and new plan is being presented for consideration.

This proposal is for a zero-lot line residential development consisting of thirteen (13) single-family patio homes. A wood privacy fence with a height of six (6) feet would enclose the development along the east, west, and south. A brick wall would be constructed at the front entry with gated access. This entryway will be attractively landscaped.

The Planning Commission reviewed this request at their February 20, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Rainwood Cove Neighborhood Association, were notified of the public hearing.