

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

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

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Allmon Short-Form PD-R, located at 1523 Wolfe Street. (Z-9481)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</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 PD-R, Planned Development – Residential, to allow for the construction of an addition to a single-family residence located in the Central High Design Overlay District.</p> <p>None.</p> <p>Staff recommends approval of the PD-R zoning. The Planning Commission voted 9 ayes, 0 nays and 2 absent to recommend approval.</p> <p>The property at 1523 Wolfe Street is a single-family residence undergoing restoration. The rear walls are failing, and the owner seeks to rebuild them and add a six (6)-foot extension to the rear. The existing south wall of the home facing West 16th Street does not meet the minimum side building setback of five (5) feet. The minimum twenty-five (25)-foot rear-yard will still be provided with the proposed addition.</p>	

**BACKGROUND
CONTINUED**

The property is located within the Central High Neighborhood Design Overlay District. Section 434.29 sets out the standards for additions to single-family structures. It is specifically stated the front yard setback is fifteen (15) feet and all other setbacks shall be as prescribed by the property's zoning district. Section 36-434.34 directs that any violation of the standards of the Design Overlay District shall be reviewed through the PZD, Planned Zoning District section of the zoning ordinance in order to devise a workable development plan consistent with the purpose and intent of the overlay standards.

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 Central High and Wright Avenue Neighborhood Associations, were notified of the public hearing.