

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 2, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Kavanaugh Court HPR Short-Form PD-R (Z-7637-A), located on the southwest corner of Kavanaugh Boulevard and Louise Street.</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-3, Single-Family, to PD-R, Planned Development Residential, to recognize the existing four (4)-unit condominium 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 11 ayes, 0 nays and 0 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-R request at its April 23, 2015, meeting and there were no 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>Kavanaugh Court HPR consists of four (4) condominium units located at the corner of Kavanaugh Boulevard and Louise Street.</p>	

**BACKGROUND
CONTINUED**

The property addresses are 1319 and 1321 Kavanaugh Boulevard and 419 and 421 Louise Street. The units are currently zoned R-3, Single-Family. The owners desire to rezone the site to PD-R, Planned Development Residential, to recognize the existing use of the property. The buildings were erected in 1924 and appear to have been originally constructed as four (4) separate units and originally intended to serve as multi-family. The original footprints and foundations are in use today and do not appear to have been expanded or additions made to the original structure. The units have been individually owned since 1984. The date in the Kavanaugh Court Property Owners By-laws, filed with the Pulaski County Circuit Clerk, is dated 1984.

The owners have recently learned the current single-family zoning is a hindrance to selling the units as condos. Prospective buyers are unable to obtain traditional financing due to the current zoning being inconsistent with the current use. The rezoning to PD-R is to recognize the condo development as currently exist.

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