

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 20, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An Ordinance establishing a Planned Zoning District titled Lawson Short-Form PD-R, located at 324 Walnut Street. (Z-9210)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>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 to rezone the site from R-3, Single-Family District, to PD-R, Planned Development - Residential, to allow an existing fifty (50)-foot by 140-foot lot to be subdivided and allow for the development of the newly created lot with a single-family home.</p> <p>None.</p> <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> <p>The applicant is requesting to rezone the site from R-3, Single-Family District, to PD-R, Planned Development - Residential, to allow an existing fifty (50)-foot by 140-foot lot to be subdivided and allow the development of the newly created lot with a single-family home. The existing home will continue to front on Walnut Street and the new home will front on C Street. The lot with the existing home would be ninety-five (95) feet deep and fifty (50) feet wide. The new lot is proposed forty-five (45) feet wide and fifty (50) feet deep.</p>	

**BACKGROUND
CONTINUED**

The request also includes the abandonment of five (5) feet of right of way along C Street. The applicant has secured approval from the various utility companies concerning the abandonment. The area will be retained as a utility and drainage easement. The applicant is also seeking approval of abandonment of a ten (10)-foot access easement along the western property line of the site. The easement was provided to provide access to the two (2) adjoining property owner. These owners are no longer taking access via the access easement and have consented to the abandonment requests.

The existing home is proposed with a nineteen (19)-foot rear-yard setback. The new home is proposed with a ten (10)-foot front-yard setback (after the 5-foot abandonment of C Street), a five (5)-foot side-yard setback on the east property line and a ten (10)-foot setback on the west property line. The plan indicates a seven (7)-foot rear-yard setback.

The Planning Commission reviewed the proposed PD-R request at its April 27, 2017, 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. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.