

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 7, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Craig Custom Construction Short-Form PD-R (Z-9040), located at 1708 North Fillmore Street</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 request is to rezone the site from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the addition of a second floor within this existing duplex structure to increase the square-footage of the units and not increase the number of units on the site.</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 8 ayes, 0 nays and 3 absent.</p>	
<b>CITIZEN PARTICIPATION</b>	<p>The Planning Commission reviewed the proposed PD-R request at its June 4, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Heights Neighborhood Association and the Forest Park Neighborhood Association were notified of the Public Hearing.</p>	
<b>BACKGROUND</b>	<p>The applicant is requesting a rezoning of the property located at 1708 North Fillmore Street to allow for the placement of a second floor on the existing building.</p>	

**BACKGROUND**

The applicant purchased the property one (1)\_year ago, in poor condition, with the intention of rehabbing the structure, (new roof, rewire, new plumbing, HVAC and repair to the foundation). For the rehabilitation and improvements to be financially feasible the applicant states additional living space per unit is needed. The additional space is proposed to be accomplished by the addition of a second floor to the inside of the attic area which will allow additional bedrooms and additional baths for each of the units. The additional living space will be contained in the original footprint of the building (there will be no additional foundations, simply adding space in the attic). The approval will not increase the density of the site since the structure will remain as a duplex.

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