

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled The Ranch West Estates Short-Form PD-R (Z-9043), located on the South side of Valley Ranch Court.</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;">CITIZEN PARTICIPATION</p>	<p>The applicant is requesting a rezoning from O-3, General Office District, to PD-R, Planned Development – Residential, to allow for the development of an attached single-family subdivision.</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 8 ayes, 0 nays and 3 absent.</p> <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 Aberdeen Court Property Owners Association and the Maywood Manor Neighborhood Association were notified of the Public Hearing.</p>	

BACKGROUND

The applicant is requesting a rezoning from O-3, General Office District, to PD-R, Planned Development - Residential, to allow for the development of an attached single-family subdivision. The development is proposed with eighteen (18) lots of owner occupied residences. The site plan indicates nine (9) buildings of duplex style homes. The units are proposed as single-story buildings with attached garages.

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