

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 15, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Boggs Long-Form PD-R, located at 11108 Garrison Road. (Z-9229)</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 a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the placement of a multi-sectional manufactured home and to allow for the construction of a single-family home. Upon completion of the single-family home the multi-sectional manufactured home will be removed.</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 9 ayes, 0 nays and 2 absent.</p> <p>The applicant is requesting a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the placement of a multi-sectional manufactured home on the property for a period of three (3) to five (5) years. Within the three (3) to five (5) years, the applicant is proposing to construct a single-family residence on the property and remove the manufactured home upon completion of the new home.</p>	

**BACKGROUND
CONTINUED**

Short-term plans include the construction of a thirty-six (36)-foot by thirty-six (36)-foot barn, riding arena (for the applicant's personal use and training) and an accessory building to store the applicant's personal items such as lawn mowers, tractors, etc. Long-term plans include the development of ponds, fenced pastures and additional accessory structures as related to the applicant's personal storage.

The property contains ten (10) acres, and does not have frontage on Garrison Road; however, it is served by an access and utility easement. The property is located outside the City Limits of Little Rock but within the City's Extraterritorial Planning Jurisdiction in which the City exercises zoning and subdivision control.

The Planning Commission reviewed the proposed PD-R request at its July 20, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing. There is not an active neighborhood association registered with the City located in this area. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.