

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 7, 2020 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled C-Tract #13 Alive Short-Form PD-R, located at 1800 Valentine Street. (Z-9468)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting approval of a PD-R, Planned Development – Residential, to allow for the construction of two (2) duplexes.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PD-R zoning. The Planning Commission voted 9 ayes, 0 nays and 2 absent to recommend approval.</p>	
<b>BACKGROUND</b>	<p>The property at 1800 Valentine Street is a two (2)-lot parcel located at the southwest corner of Valentine Street and West 18<sup>th</sup> Street. The developer proposes to construct two (2) duplexes on the property. As currently platted, the lots are oriented with the frontage on Valentine Street and the proposed development would shift the front to along West 18<sup>th</sup> Street, similar to the duplexes to the east.</p> <p>The applicant has submitted this request in response to the scarcity of livable starter homes in the area, particularly nearby to Stephens Elementary School and within the Hope Neighborhood. Each structure would be a single-story.</p>	

**BACKGROUND  
CONTINUED**

The goal of this proposal is to create and ensure a clean and visually appealing residential environment, including landscaping and walkways to enhance the entire community.

As set forth in the zoning ordinance, the PD-R, Planned Development - Residential is intended to accommodate single-use residential developments determined to be more appropriate than a general residential classification. The developer believes the proposed development is appropriate for the site and conforms to the intentions of the PD-R district in encouraging variety and flexibility in predominately residential areas, providing a framework to plan the entire project on a total basis, and to plan a harmonious relationship with surrounding development, while not making excessive demands upon public facilities.

The Planning Commission reviewed this request at their February 20, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Stephens Faith Area Neighborhood Association, were notified of the public hearing.