OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION JANUARY 21, 2020 AGENDA

Subject:	Action Required:	Approved By:
An ordinance establishing a Planned Zoning District titled AJ Williams Short- Form PD-R, located at 1804 Rice Street. (Z-9465)	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The applicant is requesting approval of a PD-R, Planned Development – Residential, to bring an existing triplex located within a two (2)-story residential structure into zoning conformance.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the POD zoning. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.	
BACKGROUND	The current zoning of the property single-family. The applicant seeks to have the existing triplex on the property officially recognized as conforming with the zoning code. The PD-R, Planned Development – Residential, zoning will allow for the applicant to make improvements to the property to enhance the community and add a sense of pride to the residence. The proposed improvements will create a more comfortable environment for residents to call their home.	

BACKGROUND CONTINUED

The Planning Commission reviewed this request at their November 21, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Wright Avenue and Central High Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.