

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 7, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled H-D-T, LLC Short-Form PD-R, located at 1018 and 1022 Lewis Street. (Z-9258)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p style="text-align: center;">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 request is to rezone the site from R-2, Single-Family District, to PD-R, Planned Development – Residential, to create a two (2)-lot plat which will allow each of the existing homes to be located on individual lots.</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 to rezone the property from R-3, Single-Family District, to PD-R, Planned Development - Residential, to create a plat/plan for the two (2) existing homes located on the property. The lots were originally platted as north/south lots but have developed fronting Lewis Street (east/west). The lots have 138 feet of frontage along Lewis Street and 86.66 feet of frontage along West 11th Street.</p> <p>The new Lot 1 is proposed with 68.02 feet of frontage on Lewis Street and a depth of 86.71 feet. Proposed Lot 2 is indicated with 69.98 feet of frontage along Lewis Street and a depth of 86.66 feet.</p>	

**BACKGROUND
CONTINUED**

The lot area proposed for Lot 1 is 5,898 square-feet. The lot area for proposed Lot 2 is 6,064 square-feet.

The front setback for proposed Lot 1 is eighteen (18) feet. The front setback for proposed Lot 2 is fifteen (15) feet. There is an existing carport located on the newly created common property line which will remain. The property line is proposed through the carport structure with each lot owning a portion of the carport structure. The lots will share a common driveway from Lewis Street to the carport structure.

The Planning Commission reviewed the proposed PD-R request at its October 12, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Forest Hills Neighborhood Association and the Hope Neighborhood Association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.