## OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

## BOARD OF DIRECTORS COMMUNICATION JUNE 4, 2019 AGENDA

Subject:	Action Required:	Approved By:
An ordinance establishing a Planned Zoning District titled Innovation Valley Short-Form PD-R, located southwest of 13815 and 13823 Fern Valley Lane. (Z-9405)	<b>√ Ordinance</b> Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The applicant is requesting approval of PD-R zoning for this 2.72-acre lot to allow for construction of a forty (40)-foot x fifty (50)-foot climate-controlled metal building for personal storage. The applicant's home is located on a property one lot removed from this lot. The two lots are actually connected by a third lot (the lake lot) also owned by this applicant.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the PD-R zoning. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval.	
BACKGROUND	The applicant lives at 13725 Fern Valley Lane. His home is accessed from the cul-de-sac at the end of Fern Valley Lane and is located adjacent to Wilson Lake. He owns the lot which contains the lake and this undeveloped lot which is located one lot to the west of his home site. Access to this undeveloped lot is from a tract located between 13815 and 13823 Fern Valley Lane. The applicant desires to construct a climate-controlled storage building on this lot for his personal storage use.	

## BACKGROUND Although the applicant's three (3) properties are adjoining, the proposed storage building is to be located on a lot by itself. A driveway will be extended from the street to this lot. A decorative brick and steel gate will control access to the lot. Since the zoning of the property is still PRD, Planned Residential Development, and the storage building is not on the same lot as the applicant's home, this PD-R, Planned Development – Residential, application is necessary. The Planning Commission reviewed this request at their April 25, 2019, meeting and there were no objectors present. Please

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