

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 20, 2016 AGENDA**

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| <p><b>Subject:</b></p> <p>An ordinance establishing a Planned Residential District titled Deal Revised Short-Form PD-R, located at 909 Cumberland Street. (Z-6734-F)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b><br/>Resolution<br/>Approval<br/>Information Report</p> | <p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore<br/>City Manager</p> |
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| <p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p> | <p>The applicant is proposing to revise the PD-R, Planned Development – Residential, zoning to add Office (general or professional) to the approved single-family residential use.</p> <p>None.</p> <p>Approval of the requested rezoning. The Planning Commission voted at their August 25, 2016, meeting to recommend approval of the zoning by a vote of 9 ayes, 0 nays and 2 absent.</p> <p>Lot 3R, Block 44, Original City of Little Rock, located at 909 South Cumberland Street, is occupied by a two (2)-story, frame residential structure that was constructed in the 1920’s. The lot is one (1) of three (3) created in May 2016 under the Deal Short-Form PD-R.</p> <p>The applicant is requesting a revision to the recently approved PD-R, Planned Development – Residential, zoning of this lot (Lot 3R) to add office (general or professional) to the approved use, single-family residential. The applicant is proposing to use this structure as offices for Home Instead Senior Care, a network of franchises specializing in home care for the elderly.</p> |
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**BACKGROUND  
CONTINUED**

Proposed office hours are 7:30 AM – 5:30 PM, Monday through Friday. Approximately ten (10) individuals work in the office, and about half of the staff spends the majority of time in the field and the other half spends the majority of their time in the office. One (1) bedroom of the home will be utilized by the applicant for a weekend retreat. This bedroom will not be used for rental purposes.

An area of gravel parking will be created in the rear yard area, with access directly off of the alley. The parking will accommodate ten (10) vehicles, with double-stacked parking. Landscaping will be installed on the north and south perimeters of the parking area. A combination of fencing, ranging from a three (3)-foot tall picket fence in the front-yard to a six (6)-foot tall wood privacy fence along the side perimeters, will be installed. Fencing will be placed between the parking area and the rear of the structure; however, no fencing will be placed directly along the alley. Signage will consist of a six (6)-foot tall, twenty-five (25) square-foot wood, ground-mounted sign to be placed in the front-yard. All fencing and signage must be approved by the Historic District Commission.

Please see the attached Planning Commission minutes for a complete analysis of the proposal.