

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 6, 2016 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 15th and Park Lane Short-Form PD-R, located at 515 – 519 East 15th Street. (Z-9149)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The request is a rezoning from R-4, Two-Family District, to PD-R, Planned Development - Residential, to allow for the reconfiguration of three (3) existing lots containing four (4) single-family homes into four (4) lots to recognize the existing conditions of the site.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<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>	
BACKGROUND	<p>The applicant is proposing to reconfigure three (3) existing lots containing four (4) single-family homes into four (4) lots to recognize the existing conditions of the site. The lots are currently platted as east/west lots. With the replat three (3) of the lots will become north/south lots and the fourth lot will remain platted as an east/west lot. The request for the replat allows the creation of the north/south lots to be created with lot sizes and setback less than the typical setbacks per the R-4, Two-Family District, zoning.</p>	

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PD-R request at its August 11, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the MacArthur Park Property Owners 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.