

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 21, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Watson Short-Form PD-R (Z-8891), located at 309 Charles Street.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The request is a rezoning from R-3, Single-Family, to PD-R, Planned Development – Residential, to allow for the placement of a six (6)-foot fence along the property frontage on Kavanaugh Boulevard.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the requested zoning by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>	
<p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The Planning Commission reviewed the proposed PD-R request at its November 14, 2013, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Hillcrest Residents Neighborhood Association were notified of the Public Hearing.</p>	

BACKGROUND

The request is a rezoning from R-3, Single-Family, to PD-R, Planned Development – Residential, to allow for the construction of a six (6)-foot fence along Kavanaugh Boulevard. The ordinance states fences constructed between the required building setback line and a street right of way shall have a maximum height of four (4) feet. Other fences may be erected to a maximum height of six (6) feet. The property is located within the Hillcrest Design Overlay District (DOD) which has specific development criteria. Although the DOD does not address fences and fence heights they are not excluded from the Planned Zoning Development review. All other aspects of the development comply with the development standards of the DOD.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.