

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 1, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Nuage Residential Contracts Short-Form PD-R, located at 5817 Big Oak Lane (Z-5304-A).</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 applicant is requesting to rezone the property from C-3, General Commercial District, to PD-R, Planned Development Residential, to allow for the construction of a new single-family home on this currently vacant lot.</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 11 ayes, 0 nays and 0 absent.</p>
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-R request at its November 5, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Wakefield Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.</p>
BACKGROUND	<p>The applicant is requesting to rezone the property from C-3, General Commercial District, to PD-R, Planned Development Residential, to allow for the construction of a new single-family home on this currently vacant lot. The home is proposed with a setback of twenty-seven (27) feet for the front-yard, fourteen (14) feet for the eastern side-yard and thirty (30) feet for the western side-yard.</p>

**BACKGROUND
CONTINUED**

The rear-yard setback is indicated at thirty (30) feet. The setbacks are more than adequate to meet the typical minimum standards for residentially zoned property.

The site plan as presented does not include the placement of fencing or accessory structures. The applicant is requesting the future homeowner be allowed fencing and accessory structures as typically allowed per the R-2, Single-Family Zoning District. The applicant is also requesting the allowance of home occupations as allowed in the residential zoning districts.

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