

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 2, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Doyne Square Short-Form PD-R (Z-8976), located at 4121 East 37th 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>
SYNOPSIS	<p>The request is a rezoning from R-3, Single-Family District, to PD-R, Planned Development – Residential, to allow for the construction of a second building on the site containing an additional three (3) units.</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 October 30, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the College Station Neighborhood Association were notified of the Public Hearing.</p>	
BACKGROUND	<p>The property located at 4121 East 37th Street contains an existing triplex residential building and a paved parking area with eight (8) parking spaces to serve the residence. The applicant is proposing the construction of a second triplex apartment residence containing two (2), three (3)-bedroom units and one (1), two (2)-bedroom unit.</p>	

**BACKGROUND
CONTINUED**

Additional paving will be added to allow for an additional eight (8) parking spaces. The property contains three (3) platted lots. There is an undeveloped right of way, Sanders Street, located along the applicant's eastern boundary. A petition will be filed with the County Clerk to abandon Sanders Street as a public right of way prior to the start of construction of the new building.

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