

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 18, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Tract A Pleasantree Addition Revised Short-Form PD-R (Z-6848-C), located in the 1500 Block of Pickering Drive.</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 style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The request is to revise the previously-approved PD-R, Planned Development – Residential, to allow for the development of this site with three (3) buildings of duplex housing in-lieu of constructing six (6) units in a single building.</p> <p>None.</p> <p>Staff recommends approval of the requested revision to the existing PD-R zoning. The Planning Commission voted to recommend approval of the requested revision to the existing PD-R zoning by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>The Planning Commission reviewed the proposed PD-R request at its February 20, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Pleasantree Recreation Association were notified of the Public Hearing.</p>	

BACKGROUND

This 0.40-acre property located at the east end of Pickering Drive was dedicated to the Pleasantree Property Owners Association with the development of the subdivision to be used as a recreational area. A tennis court was constructed on the site. The Property Owners Association was unable to maintain the tennis court and later returned the property to the original developer.

Ordinance No. 18,298, adopted by the Little Rock Board of Directors on June 20, 2000, rezoned the property from R-2, Single-Family, to PD-R, Planned Development – Residential, to allow for the removal of the tennis court and the construction of a three unit attached single-family residential homes. The structure was to be similar construction as the existing attached single-family structures located to the south and west.

Ordinance No. 20,428, adopted by the Little Rock Board of Directors on May 17, 2011, allowed a revision to the previously-approved PD-R to allow for the construction of three (3) single-family residential homes on individual lots. This development was never constructed.

Ordinance No. 20,584, adopted by the Little Rock Board of Directors on June 5, 2012, allowed a revision to the PD-R zoning to allow for the construction of a two (2)-story single building with six (6) units. The apartments were proposed as two (2) bedroom units with living room, one full bathroom, dining area, kitchen and laundry room. The building was proposed with two (2) entry doors to promote a residential appearance with an all brick exterior to promote street appeal and a neighborhood friendly appearance. The development has not occurred.

The current request is to allow the development of the site with three (3) buildings containing duplex structures. The units are proposed containing 950 – 1150 square-feet of floor area. The units are proposed as single level units. The plan indicates a total of twelve (12) parking spaces to serve the units. The site plan indicates interior fencing will be placed in accordance with the R-2, Single-Family, Zoning District (maximum height of six (6) feet). The units are proposed as brick with some siding. The roof pitch is indicated as 6/12 maximum. The site plan notes 1,370 square-feet of open space, or 44%..

**BACKGROUND
CONTINUED**

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