

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

**BOARD OF DIRECTORS COMMUNICATION  
MARCH 7, 2017 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Artios LLC Short-Form PD-R, located at 1901 North McKinley Street. (Z-9193)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The applicant is seeking approval of a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the creation of a two (2) lot plat.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	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 10 ayes, 0 nays and 1 absent.
<b>BACKGROUND</b>	<p>The applicant is seeking approval of a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the creation of a two (2) lot plat. The existing home will sit on proposed Lot 1 and the existing frame garage will be located on proposed Lot 2.</p> <p>Lot 1 is proposed with a ninety-five (95)-foot southern property line (adjacent to R Street) and a 100-foot property line along the northern perimeter. The lot width proposed is forty (40) feet. Lot 2 is indicated with a lot depth of forty-five (45) feet on the southern perimeter (adjacent to R Street) and a forty (40)-foot lot depth along the northern perimeter. The lot width proposed is forty (40) feet.</p>

**BACKGROUND  
CONTINUED**

The applicant is proposing the lot configuration to allow a portion of an existing paved parking pad to be on each of the proposed lots. The applicant is also proposing to follow an existing privacy fence within the rear-yard of the existing home.

The existing single-family home is currently under renovation and is proposed with the potential for future sale without the garage. The applicant indicates the existing garage will be renovated to include a two (2)-car garage and a living quarters. The applicant has indicated the desire for the ability to allow for separate meters for each of the units. The applicant has indicated he will not maintain either of the structures as his residence.

The Planning Commission reviewed the proposed PD-R request at its February 2, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Heights Neighborhood Association and the Kingwood Neighborhood 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.