

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 6, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Pintura Estates Long-Form PD-R (Z-7812-A), located in the 14800 Block of Kanis Road.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√Ordinance Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The request is to rezone 6.14 acres from PD-R, Planned Development – Residential, Expired to PD-R to allow for the development of thirty-one (31) patio home style lots.</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 PD-R zoning by a vote of 11 ayes, 0 nays and 0 absent.</p>	
<p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The Planning Commission reviewed the proposed PD-R request at its April 3, 2014, meeting, and there were registered objectors present. All property owners located within 200 feet of the site along with the Parkway Place Property Owners Association were notified of the Public Hearing.</p>	

BACKGROUND

Ordinance No. 19,334, adopted by the Little Rock Board of Directors on June 21, 2005, rezoned this site from R-2, Single-Family, to PD-R, Planned Development – Residential, to allow for the development of a new residential subdivision containing an attached single-family development and townhouse condominium units. The site plan included fourteen (14) residential lots and twenty-five (25) townhouse condominiums. This development did not occur. The PD-R zoning has expired.

The current request is to rezone 6.14 acres from PD-R Expired to PD-R to allow for the development of thirty-one (31) patio home style lots. The average lot size proposed is 5,645 square-feet. The minimum lot size proposed is 4,398 square-feet. The developer is proposing five (5)-foot front and side-yard setbacks and a ten (10)-foot rear-yard setback. The plat indicates the setbacks include buildable areas for the principal structure as well as any accessory structures on the lot. The applicant has indicated accessory structures will be allowed within the development as typically allowed per the R-2, Single-Family, Zoning District. The homes are proposed with square footages ranging from 1,850 square-feet to 2,350 square-feet.

The streets will be constructed to City standard in a forty-five (45)-foot right-of-way with twenty-seven (27) feet of paving. The streets are proposed as private streets. The development is not proposed with gates at this time but the request includes the ability to gate the subdivision in the future.

Staff is supportive of the request. The current request is to allow for the development of the subdivision with thirty-one (31) detached single-family lots. The previous approval allowed for the construction of thirty-nine (39) units. The development is proposed at a density of around five (5) units per acre which is consistent with the density allowed per the Residential Low designation of the City's Future Land Use Plan. Staff feels the rezoning as proposed is appropriate for the site.

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