

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Brasher Short-Form PD-R (Z-8924), located at 522 Rice Street.</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>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>CITIZEN PARTICIPATION</b></p>	<p>The applicant is proposing a rezoning of this lot from R-4, Two-Family, to PD-R, Planned Development – Residential, to allow an existing platted lot to be split.</p> <p>None.</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>The Planning Commission reviewed the proposed PD-R request at its April 3, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Capitol View/Stift Station and the Capitol Hill Neighborhood Associations were notified of the Public Hearing.</p>	

**BACKGROUND**

The applicant is proposing a rezoning of this lot from R-4, Two-Family, to PD-R, Planned Development – Residential, to allow an existing platted lot to be split. The lot is currently 50.37 feet by 150 feet fronting on Rice Street. The applicant is proposing to split the lot into two (2) lots. One (1) lot is proposed 50.37 feet by seventy-five (75) feet lot and the second lot is proposed 45.37 feet by seventy-five (75) feet. The eastern lot has a pipe stem to the utility easement to the west to allow for water access without providing a water main extension.

The site plan indicates a buildable area on each lot with five (5)-foot front and rear setbacks and ten (10)-foot side-yard setbacks. Access to the eastern lot is proposed from Rice Street. Access to the western lot is proposed from West 6<sup>th</sup> Street.

The applicant has indicated the lots will be replatted upon approval of the PD-R zoning. The homes will be constructed separately with only one home being constructed in the initial phase and the second home upon the sale of the first home.

Staff does not feel the rezoning of the site to PD-R to allow the existing lot to be split will adversely impact the area. The site is presently zoned R-4, which would allow for the construction of a duplex structure on the existing lot. The replatting as proposed will allow two (2) single-family homes to be constructed on the site. There is no net gain in the number of units proposed for the site based on the current zoning.

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