

8 ayes;

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

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**BOARD OF DIRECTORS COMMUNICATION  
JUNE 4, 2019 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled 22 Daven Court Short-Form PD-R, located at 22 Daven Court. (Z-2771-A)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance Resolution</b></p>	<p>Bruce T. Moore City Manager</p>
<p><b>SYNOPSIS</b></p>	<p>The applicant is requesting approval of a PD-R, Planned Development – Residential, zoning to recognize the existing use on the property; a single-family residence and a detached second dwelling unit. No changes are proposed to the property. The utilities are currently shared, and the applicant is proposing to separate the utilities. Both units are rental.</p>	
<p><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the PD-R zoning. The Planning Commission voted 8 ayes, 1 nay and 2 absent to recommend approval.</p>	
<p><b>BACKGROUND</b></p>	<p>The applicant is requesting approval of PD-R, Planned Development – Residential, zoning to recognize the existing use of the property. The property is occupied by a single family residence and a detached two story structure that contains a garage and storage on the ground floor and a second dwelling on the upper floor. Both units are rental. The applicant recently acquired the property. Both units share the same utilities. The applicant is proposing to separate the utilities. No changes are proposed to the property or structures.</p>	

**BACKGROUND  
CONTINUED**

The Planning Commission reviewed this request at their April 25, 2019, meeting and there was one (1) objector present. Please see the attached Planning Commission minutes for staff's analysis and the Commission's action.