

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

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

| Subject: | Action Required: | Approved By: |
|---|---|--|
| <p>An ordinance establishing a Planned Zoning District titled Greenhaw Properties Short-Form PD-R, located at 3523 West Capitol Avenue. (Z-9402)</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution</p> | <p>Bruce T. Moore City Manager</p> |
| SYNOPSIS | <p>The applicant is requesting approval of PD-R zoning to allow for splitting this 50' x 136' lot into two (2) lots with one (1) single-family dwelling on each lot.</p> | |
| FISCAL IMPACT | <p>None.</p> | |
| RECOMMENDATION | <p>Staff recommends approval of the PD-R zoning. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval.</p> | |
| BACKGROUND | <p>The property is occupied by a circa 1956 one (1)-story, 862 square-foot, frame, single-family dwelling. The existing dwelling is on the west half of the lot and is proposed to be located on a 73.5' x 50' lot. The eastern lot is proposed to be 62.5' x 50'. Setbacks for the lot containing the existing dwelling are established by the location of that dwelling, with the addition of a new front porch. Maximum building area is indicated for the proposed new eastern lot. Each lot will contain a two (2)-car wide concrete driveway.</p> | |

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their April 25, 2019, meeting and there were no objectors present. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.