

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 9, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Residential District titled Flagship Homes Townhouse Apartments Short-Form PD-R; located at the northwest corner of Florida Avenue and Indiana Avenue. (Z-9406)</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
<p>Submitted By:</p> <p>Planning & Development Department</p>		
SYNOPSIS	<p>The applicant is requesting approval of PD-R, Planned Development-Residential, zoning to allow for the construction of a single, two (2)-story building containing three (3) townhouse dwellings. The units will be constructed so that they could be sold individually as condominiums or retained for rental.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval. The Planning Commission voted 8 ayes, 0 nays and 3 absent to recommend approval.</p>	
BACKGROUND	<p>The applicant is requesting approval of a PD-R, Planned Development – Residential, to allow for the construction of two (2)-buildings containing three (3) townhouse dwellings. Two (2) of the units will be three (3)-bedroom and one (1) will be two (2)-bedroom. The homes will front onto Florida Avenue, and a seven (7)-space parking lot will be located on the north side of the building with access off of Florida.</p>	

BACKGROUND

The building will be designed to complement other buildings constructed by this applicant on properties adjacent to the north and west. Those buildings have a finish of brick and siding with pitched, shingled roofs. The applicant states the units will be built so that they could be sold individually as condominiums or retained for rental a two (2)-story building containing three (3) townhouse dwellings. Two (2) of the units will be three (3)-bedroom and one will be two (2)-bedroom. The homes will front onto Florida Avenue, and a seven (7)-space parking lot will be located on the north side of the building. The units will be built so that they could be sold individually as condominiums or retained for rental.

Staff has been working with the applicant to address the issue of street improvements on the Florida Avenue perimeter. The applicant will construct curb and gutter across the frontage of his party on that perimeter. Staff will not require installation of a sidewalk on that perimeter since this site is located at the northern end of the street and no sidewalk is built in the area north of Meriwether Park.

The Planning Commission reviewed this item at their June 6, 2019, meeting and there were no objectors present. The Commission voted, as part of the consent agenda, to recommend approval. Please see the attached Commission minutes for the full Analysis and Commission action.