

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 4, 2018 AGENDA**

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| <p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled 1873 South Cross Street Short-Form PD-R, located at 1873 South Cross Street. (Z-9343)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance Resolution</b></p> | <p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore<br/>City Manager</p> |
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| <b>SYNOPSIS</b>       | The applicant is proposing a rezoning of the site from R-4, Two-Family District, to PD-R, Planned Development - Residential, to recognize an existing triplex located on the property.   |
| <b>FISCAL IMPACT</b>  | None.  |
| <b>RECOMMENDATION</b> | Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 10 ayes, 0 nays and 1 absent.  |
| <b>BACKGROUND</b>     | <p>In December 2010, a Building Permit was issued for the property to allow Units A – C to be “brought up to Code”. The renovations have been completed and the applicant is seeking approval of the rezoning to recognize the three (3) units as currently exist. A new graveled parking pad will be added to the site in the rear-yard to allow for three (3) off-street parking spaces.</p> <p>The Planning Commission reviewed the proposed PD-R request at its August 9, 2018, meeting and there were no registered objectors present. The Downtown Neighborhood Association and all property owners located within 200 feet of the site were notified of the public hearing.</p> |

**BACKGROUND  
CONTINUED**

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