

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 3, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Stewart-Autunes-Austin Short-Form PD-R, located at 1421 South Cumberland Street, Units A and B. (Z-9076)</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>
<b>SYNOPSIS</b>	<p>The request is to rezone the site from R-4, Two-Family District, to PD-R, Planned Development Residential, to allow the two (2) unit duplex located on the site to be sold as single-family attached.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>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 9 ayes, 0 nays and 2 absent.</p>	
<b>CITIZEN PARTICIPATION</b>	<p>The Planning Commission reviewed the proposed PD-R request at its October 6, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site were notified of the public hearing.</p>	
<b>BACKGROUND</b>	<p>The site was developed as a two (2) unit ‘duplex’ and was sold as the Arbors at Cumberland Townhome Condominium Horizontal Property Regime Units A and B.</p>	

**BACKGROUND  
CONTINUED**

The applicant is now requesting to rezone the site to PD-R, Planned Development Residential, to create a plat for the two (2) units and allow the units to be sold as single-family attached. Each of the units will own a lot twenty-five (25) feet by 140 feet. Access to the parking pad is via an alley located along the eastern property line. No other modifications or additions are proposed for the site.

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