

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

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 6, 2016 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Orndorff Construction Short-Form PD-R, located in the 500 Block of East 16<sup>th</sup> Street. (Z-9172)</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>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The request is a rezoning of the site from R-4, Two-Family District, to PD-R, Planned Development - Residential, to allow for the creation of four (4) single-family lots from three (3) existing platted lots.</p> <p>None.</p> <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 8 ayes, 0 nays, 2 absent and 1 open position.</p> <p>The lots are proposed with areas ranging from 5,450 square-feet to 6,943 square-feet. The applicant is requesting the placement of a fifteen (15)-foot front building setback, a thirty (30)-foot rear-yard setback and side-yard setbacks of five (5) feet. Tract 4 is proposed with four (4)-foot side-yard setbacks. Tract 1 is indicated with 6,943 square-feet. Tract 2 containing 5,855 square-feet, Tract 3 containing 5,450 square-feet and Tract 4 containing 6,268 square-feet. The plat indicates the placement of a ten (10)-foot access, drainage and utility easement to serve the new lots.</p>	

**BACKGROUND  
CONTINUED**

The applicant indicates the drive will function as an alley. The alley will be one-way extending from East 16<sup>th</sup> Street connecting to Park Lane. The homes will be rear-loaded. No driveway access will be taken from East 16<sup>th</sup> Street or from Park Lane.

The applicant has indicated the homes will be constructed of materials complimentary to the existing neighborhood. The materials will include, brick, hardi-board, vinyl siding and/or stone accents.

The Planning Commission reviewed the proposed PD-R request at its November 3, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Mac Arthur Park Property Owners Association were notified of the Public Hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.