

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 7, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Moody Long-Form PD-R, located at 10 Thomas Park Circle. (Z-9194)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The request is a rezoning from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow the site to contain three (3) residences as defined by the zoning ordinance.</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 10 ayes, 0 nays and 1 absent.</p> <p>The applicant is requesting to have two (2) separate living units in addition to the main house located in an R-2, Single-Family Zoning District. The 7.82-acre West Little Rock site, located outside the City Limits at the time of construction, contained the main house, the garage and the stables, which at the time of construction included a living quarters with a kitchen. This property was later annexed into the Little Rock City Limits. After Mr. Moody, the current owner, purchased the property, he added a guest/pool house which includes a kitchen and an outdoor kitchen.</p>	

**BACKGROUND
CONTINUED**

The stables have fallen into disrepair and therefore are in need of rebuilding. With the reconstruction the stables will include space for two (2) horses and a living quarter along with a kitchen similar to the original stable construction.

The stables are not currently on a separate meter and the owner does not intend to separate the utilities from those of the main house. The owner plans to have a member of his family live at the stable and take care of the horses while she attends UALR. Afterwards, the owner may rent the living quarters to someone that would continue to look after the horses and the property. The owner intends to occupy the main house continually.

Future construction on the site may include landscape and architectural features which may include an outdoor fireplace, retaining walls associated with landscape features, gazebos and trellises etc. Any construction of additional barns and/or sheds will be reviewed via a revision to the PD-R zoning.

The Planning Commission reviewed the proposed PD-R request at its February 2, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Pinnacle Valley Neighborhood Association and the Tulley Cove Neighborhood 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.