

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 19, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Forward Properties PRD, located at the northwest corner of West 6th Street and Oak Street (Z-9602).</p> <p>Submitted by:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</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 applicant proposes to rezone the 0.15-acre property from R-3, Single-Family District, to PRD, Planned Residential District, to allow an existing lot to be replatted into two (2) lots for construction of a second single-family residence.</p> <p>None.</p> <p>Staff recommends approval of the PRD Rezoning. The Planning Commission recommended approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.</p> <p>The applicant proposes to rezone the 0.15-acre property located at the northwest corner of West 6th Street and Oak Street from R-3, Single-Family District, to PRD, Planned Residential District. The property is comprised of one (1) platted lot; Lot 12, Block 2, Heiseman’s Addition. The rezoning is proposed in order to replat the lot into two (2) smaller lots and to construct a single-family residence on the newly created lot.</p> <p>An existing one (1)-story frame single-family residence is located within the west half of the property. The portion of the lot east of the existing residence is undeveloped and grass covered.</p>	

**BACKGROUND
CONTINUED**

The proposed lot split will include the following two (2) lots:

- Lot 12A – 49.50 feet by 50 feet (2,475 square-feet)
- Lot 12B – 85.50 feet by 50 feet (4,275 square-feet)

The existing house on the proposed Lot 12A is approximately 970 square-feet in area. A small gravel driveway from West 6th Street serves as access to this lot. The existing driveway will need to be upgraded (bordered with hard-packed gravel) or paved.

The proposed residence on Lot 12B will be 694 square-feet in area and one (1)-story in height. The height of the residence will not exceed thirty-five (35) feet, which is typically the maximum height allowed in single-family zones. The proposed structure will be located ten (10) feet back from the north and south property lines, twenty (20) feet from the east property line and seven (7) feet from the west property line. A concrete driveway from West 6th Street will serve as access to this lot and lead to a carport on the west end of the residence. The proposed residence will be constructed of materials which will be compatible with the other homes in the area.

To staff's knowledge, there are no outstanding issues associated with this application. The applicant did a good job in addressing issues raised during staff's review of the application. The applicant is requesting no variances with the proposed PRD request.

The Planning Commission reviewed this request at their September 9, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.