

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 19, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled The Scott Residential Townhomes PD-R, located at 1701 Scott Street (Z-9930).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.17-acre property, located at 1701 Scott Street, be rezoned from R-4, Two-Family District, to PD-R, Planned Development – Residential, to allow for a twelve (12)-unit townhome-style development.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.
BACKGROUND	<p>The applicant is proposing to rezone 0.17-acre property, located at 1701 Scott Street, from R-4, Two-Family District, to PD-R, Planned Development – Residential. The development includes a single building that is 31.9 feet in height and will contain twelve (12), one (1)-bedroom townhouse-style units on the eastern portion of the development.</p> <p>The applicant submitted, and was approved by the Capitol Zoning District Commission, to develop the adjacent western lot to mirror the eastern lot proposed with this application. The eastern parcel, zoned R-4, will be developed during Phase I. Phase II will include the development of western parcel, which is located within the Capitol Zoning District.</p>

**BACKGROUND
CONTINUED**

The applicant notes that it has not been determined if the units will be available for sale or rented.

The site contains an undeveloped, grass-covered lot with an existing concrete pad on the western portion along West 17th Street. The surrounding properties contain a mixture of zoning and uses on all three (3) sides. In addition, the properties west of the site are all located within the Capitol Zoning District.

Vehicular access to the development will be located in the rear of the building, through a wrought iron, fence-sliding gate along Cumberland Street. The property will be secured by a six (6)-foot wrought iron gate, both on the north and east sides. Pedestrian access to the property will be through a gate located along Cumberland Street. The site plan shows a six (6)-foot wood privacy fence securing the property along the south property line.

The site plan shows a five (5)-foot front building setback from the property line along West 17th Street, a fifty (50)-foot setback from the rear (south) property line and 16.06-foot setback from the side (west) property line.

Typically, Section 36-502 requires 1.5 parking spaces per unit; however, the applicant is proposing fourteen (14) parking spaces. Minimal off-street parking may be available along Cumberland Street, and staff feels the parking is sufficient to serve the use.

The site plan shows a dumpster area located in the southwest portion of the property in the rear of the building. Any dumpster installed must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The applicant did not provide a signage with this application. All signs must comply with Section 36-552 of the City's Zoning Ordinance (signs permitted multi-family zones).

All sight lighting must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their February 8, 2024, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.