

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 20, 2021 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Residential District titled Arium Development, LLC – PRD, located at 2204 West 10<sup>th</sup> Street (Z-9551).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting that the property at 2204 West 10<sup>th</sup> Street be rezoned from R-3, Single-Family District, to PRD, Planned Residential District, to allow a five (5)-lot single-family residential development.</p>	
<b>FISCAL IMPACT</b>	<p>None.</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the PRD rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p>	
<b>BACKGROUND</b>	<p>The applicant proposes to rezone the 0.34 acre property located at the northwest corner of West 10<sup>th</sup> Street and Park Street from R-3, Single-Family District, to PRD, Planned Residential District. The rezoning is proposed to allow for the construction of five (5) single-family residences. The property currently contains one (1) unoccupied structure which will be removed from the site. The property is comprised of the east 100 feet of Lots 7, 8 and 9, Block 10, Capitol Hill Extension Addition.</p>	

**BACKGROUND  
CONTINUED**

The applicant proposes to replat the property into the five (5) lots. Lots 9A through 9E will be between thirty (30) and 31.2 feet wide and 100 feet deep. A 1,560 square-foot building area is shown for Lots 9A through 9D, with a 1,475 square-foot building area proposed for Lot 9E. The proposed building setbacks are as follows:

Front	Fifteen (15) Feet
Rear	Twenty (20) Feet
Sides	Three (3) Feet (Lots 9A – 9D) 3.5 Feet/Five (5) Feet (Lot 9E)

The applicant notes that the heights of the proposed residences will not exceed thirty (30) feet. Section 36-255 (c) of the City’s Zoning Ordinance allows a typical maximum building height of thirty-five (35) feet.

The applicant also notes that the exteriors of the residences will be metal, vinyl board and batten, brick and/or Hardie board, with asphalt shingles. The pitch of the roofs will be no less than a 10/12 pitch.

The lots will have rear access by way of a driveway from West 10<sup>th</sup> Street, and the driveway will be located within a twenty (20)-foot wide shared access easement. Each residence will have either a carport or garage at the rear of each structure. The applicant notes that there will be no accessory structures on any of the lots.

The applicant provided responses and additional information to issues raised during staff’s review of the application. To staff’s knowledge, there are no outstanding issues associated with this application.

The Planning Commission reviewed this request at their March 11, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all neighborhood associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission minute record for the complete staff analysis.