

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 15, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned District – Residential titled Ali Apartments PD-R, located at 7420 North Chicot Road (Z-9529-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS

The applicant is requesting that the property at 7420 North Chicot Road be rezoned from R-2, Single-Family District, to PD-R, Planned District – Residential, to allow a six (6)-unit apartment development.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the PD-R rezoning. The Planning Commission voted to recommend approval by 10 ayes, 0 nays, 0 absent and 1 open position.

BACKGROUND

The applicant proposes to rezone the 0.73-acre property located at 7520 North Chicot Road from R-2, Single-Family District, to PD-R, Planned District – Residential. The property is located on the west side of North Chicot Road, north of Interstate 30.

The applicant proposes to construct six (6) single-family residential units on the property in two (2) phases. Phase 1 will include one (1), four (4)-unit building (Units 2-5) within the west half of the property, along with site grading, site drainage, utilities, driveway, and parking lot. Phase 2 will consist of the construction of Unit 1 and 6 structures within the east half of the property. Landscaping will be installed with each phase.

**BACKGROUND
CONTINUED**

The six (6) residential units will range in size from 1,204 square-foot to 1,280 square-feet. The units will be single story, with a maximum building height of twenty-five (25) feet. A front porch and rear patio will be included with each unit. The structures will be located twenty (20) feet to over sixty (60) feet back from the front (east) property line and twelve (12) to sixteen (16) feet back from the north, south and west property lines.

One (1), twenty-four (24)-foot wide driveway near the center of the site will provide access to the proposed development. A sixteen (16)-space parking lot is proposed within the east half of the property. Section 36-502 (b) (1) of the City's Zoning Ordinance would typically 1.5 parking spaces per unit, or nine (9) spaces for this proposed development. The parking as proposed will be sufficient to serve the development.

A dumpster area is proposed at the southeast corner of the proposed parking lot. The dumpster area will be screened as per ordinance requirements.

A small monument-type sign will be located on the north side of the entry drive. The sign will have a height of four (4) feet and an area of sixteen (16) square-feet. The sign will contain the name and address of the project. The sign must be located at least five (5) feet back from the east (front) property line.

Site lighting will consist of a single dark sky compliant LED light on a twenty (20)-foot tall steel post. The light will be located at the center of the parking lot area. The applicant notes that the proposed development will comply with the Engineering requirements as found in Paragraph D of the staff analysis and the Landscape/Buffer requirements as found in Paragraph F.

The applicant provided a preliminary drainage analysis for this property. The preliminary drainage analysis shows that future development of this property will have no adverse drainage impact on surrounding properties. Prior to release of a building permit, a detailed hydrology and hydraulic analysis which complies with all Codes and manuals must be submitted.

The Planning Commission reviewed this request at their May 13, 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.

BACKGROUND | Please see the attached Planning Commission minute record for
CONTINUED | the complete staff analysis.