

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 19, 2022 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance approving a Planned Zoning Development titled MEO, LLC, PRD, located at 228 Vernon Avenue (Z-9653-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance Resolution</b></p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<b>SYNOPSIS</b>	The applicant is requesting that the 0.18-acre property, located at 228 Vernon Avenue, be rezoned from R-3, Single-Family District, to PRD, Planned Residential Development, to allow for the construction of an accessory dwelling with an existing duplex (three (3) dwellings total).
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the PRD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.
<b>BACKGROUND</b>	<p>The applicant is requesting a rezoning from R-3, Single-Family District, to PRD, Planned Residential Development, to allow for an existing duplex with a one (1)-story accessory dwelling at 228 Vernon Avenue. There will be a total of three (3) dwellings on the property.</p> <p>There is an existing two (2)-story, brick and frame duplex with a basement on the north portion of the property with an access drive extending from Vernon Avenue. A graveled parking area is in the rear yard adjacent to the duplex. The rear portion of the property contains a rock ditch with a pedestrian walking bridge for crossing.</p>

**BACKGROUND  
CONTINUED**

South of the pedestrian bridge is the area designated for the accessory dwelling. The site plan shows parking for four (4) vehicles behind the principal structure. Section 36-502 requires a minimum of four (4) parking spaces for the three (3) dwellings, and the site conforms with this requirement.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues. The applicant is requesting no variances with the proposed PRD zoning.

The Planning Commission reviewed this request at their June 9, 2022, meeting and there were no objectors present. All owners of property located within 200 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.