

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 21, 2021 AGENDA**

Subject	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled the Octonary PD-R located at the southeast corner of East 16th Street and Barber Street (Z-9595).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The applicant proposes to rezone the 0.32-acre property from R-4, Two-Family District, to PD-R, Planned District – Residential, to allow an eight (8) lot, zero (0) lot line single-family residential development.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the PD-R rezoning. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 open position.</p>
BACKGROUND	<p>The applicant proposes to rezone the 0.32-acre property located at the southeast corner of East 16th Street and Barber Street from R-4, Two-Family District, to PD-R, Planned District – Residential. The property is comprised of two (2) platted lots; Lots 11 and 12, Block 31, Masonic Addition. The rezoning is proposed in order to subdivide the lots into eight (8) lots for a zero (0) lot line single-family residential development. The proposed lots will be sold individually.</p> <p>Four (4) of the proposed lots will be thirty-four (34) feet by fifty (50) feet in area, with the other four (4) lots having an area of twenty-six (26) feet by fifty (50) feet. Parking will be located at the east end of the lots and accessed from the existing paved alley right-of-way.</p>

**BACKGROUND
CONTINUED**

There will be a fourteen (14)-foot wide utility and access easement through the center of the property which will allow access from the parking to the residences.

The proposed residences on Lots 1 and 5 will be twenty-two (22) feet by thirty-five (35) feet in area. The proposed residences will have building setbacks ranging from four (4) feet to ten (10) feet.

The proposed residences on Lots 2, 3, 6 and 7 will be eighteen (18) feet by thirty-five (35) feet in area. The proposed residences will have building setbacks ranging from zero (0) feet to ten (10) feet.

The proposed residences on Lots 4 and 8 will have building areas of twenty-four (24) feet by thirty-five (35) feet. These proposed residences will have building setbacks ranging from zero (0) feet to ten (10) feet.

The proposed residences will be one (1) and two (2)-story structures. The structures will not exceed thirty-five (35) feet in height, which is the typical maximum building height in single-family zones. The residences will be constructed using a mixture of brick, Hardie siding, vinyl, metal and wood for the exterior façade materials.

The applicant is proposing ten (10) parking spaces at the east end of the proposed development to serve the proposed residences. The parking spaces will be accessed from the existing paved alley right-of-way along the east property line. The applicant will need to form a property owners' association to address maintenance of the proposed parking area. The ordinance typically requires one (1) parking space for a single family residence. One (1) or two (2) of the proposed parking spaces may have to be eliminated to provide required landscaping. Either way, staff believes there is sufficient parking to serve the proposed residences.

The applicant is proposing a mail kiosk along the East 16th Street frontage. The mailbox kiosk location must be constructed in conformance with USPS and City of Little Rock Design Standards and be ADA accessible.

The applicant also notes that trash will be collected using standard City of Little Rock garbage collection.

There is no signage proposed for this development.

**BACKGROUND
CONTINUED**

Any site lighting must be low-level and directed away from adjacent properties.

The applicant provided responses and additional information to all issues raised during staff's review of the application. The applicant is requesting no variances with the proposed PD-R zoning.

To staff's knowledge, the only outstanding issue relates to the required sight/distance at the corner of East 16th Street and Barber Street. A portion of the proposed residential structure on Lot 4 is located within the required sight triangle at this intersection. Staff believes this issue can be resolved with a smaller proposed building footprint for this lot. The applicant will need to resolve this issue by proposing a smaller building footprint to be approved by the City prior to application for a Building Permit.

The Planning Commission reviewed this request at their August 12, 2021, meeting and there were four (4) 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.