

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 21, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development - Residential titled Icon Homes, LLC - PD-R, located at 414 North Spruce Street (Z-10073).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Susan Altrui Acting City Manager</p>
<p style="text-align: right;">SYNOPSIS</p> <p style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting that the 0.21-acre property, located at 414 North Spruce Street, be rezoned from R-3, Single-Family Residential, to PD-R, Planned Development – Residential, to allow for the construction of two (2) single family residences.</p> <p>None.</p> <p>Staff recommends approval of the PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 6 ayes, 3 nays, 1 absent, and 1 open position.</p> <p>The applicant is proposing to rezone the property from R-3 to PD-R for a single-family residential development. The 66.66’x140’ lot will be subdivided into two (2) separate lots, each being 33.33’x140’ in area. Each lot will contain a 2-story, single-family residence. The applicant will not reside at the property and intends to market both single-family residences for sale in the future.</p> <p>The site is just south of Lee Avenue behind Pulaski Heights United Methodist Church within the Hillcrest Overlay Design District. Properties in the general area contain a mixture of residential zoning and uses.</p>	

**BACKGROUND
CONTINUED**

Each single-family residence will be 1800 square feet in area and will contain a separate concrete driveway extending from alley at the rear property line.

Section 36-502(b)(1)(a) requires one parking space for each single-family residence. The site plan shows a thirty-six (36) foot long concrete driveway extending from the alley behind each residence. There will also be a two-car wide garage at the rear of each residence. Staff feels the parking is sufficient to serve the proposed use.

The site plan shows a front set back of 16.38 feet, a rear setback of over 25 feet and 4.1-foot side yard setbacks for both residences. A total separation of 8.2 feet is shown between each residence. The proposed residences shall not exceed thirty-five (35) feet in height.

The exterior of each residence will be vinyl siding with a one-foot six-inch (1'6") layer of brick at the base. The roofing will be asphalt shingles.

No signage is proposed at this time. Any future signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one – and two – family zones).

The Planning Commission reviewed this request at their November 14, 2024, meeting and there was one (1) objector present. All owners of property located within 300 feet of the site, as well as 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.