

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Development - Residential titled Brown PD-R, located at 1705/1709 Boyce Street (Z-10085).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Susan Altrui Acting City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant is requesting that the 0.70-acre property, located at 1705/1709 Boyce Street, be rezoned from PCD, Planned Commercial Development, to PD-R, Planned Development – Residential, to allow for the construction of four (4) duplex structures (two (2) per lot).</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 9 ayes, 0 nays, 1 absent, and 1 open position.</p> <p>The Planning Commission reviewed this request at their June 13, 2024, meeting and there were no objectors 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.</p> <p>The lots are located on the east side of Boyce Street, between E. 17<sup>th</sup> (north) and E. 18<sup>th</sup> (south) Streets. The subject property is part of an R-3 zoned pocket which is surrounded by industrial zoning and uses in all directions.</p>	

**BACKGROUND  
CONTINUED**

The overall site contains two (2) adjoining lots located at 1705 and 1709 Boyce Street and will be constructed in two (2) phases.

The applicant is proposing a front building setback of thirty-six (36) feet, a rear setback over thirty-nine (39) feet, and side yard setbacks over seven (7) feet.

The property will be accessed through a common two-way, access driveway extending from Boyce Street. The existing concrete driveway apron will have a turn-a-bout and be extended to twenty (20) feet in width to provide maneuverability and to accommodate traffic flow into and out of the property.

During Phase I, the developer will construct two (2) duplexes in the northern portion of the site located at 1705 Boyce Street. The site plan shows each duplex will have a separation over eighteen (18) feet. Phase II of the development will mirror Phase I and will be constructed at 1709 Boyce Street at some time in the future.

The units within each phase will be labeled A-D, and each unit will be 959 total square feet in area, having 853 square feet of living space that will contain three (3) bedrooms, two (2) bathrooms, with open living, dining, kitchen concept. The applicant notes a two (2) hour fire wall will separate the units extending from the concrete foundation to the underside of the roof decking. Each duplex will contain covered front and rear porches and a private laundry area.

Each unit will contain a single 18'x10' parking pad on the property in front of each unit. Four (4) 20'x10' off-street parking pads along Boyce Street provide additional parking.

Section 36-502 requires 1.5 parking spaces per unit. Staff feels the parking is sufficient to serve the proposed use.

The applicant did not submit a sign plan at this time. All signs must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one- and two-family zones).

**BACKGROUND  
CONTINUED**

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

Trash collection for the development must comply with code regarding the location and number of trash bins required for tenants.

The Planning Commission reviewed this request at their November 14, 2024, meeting and there were no objectors 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.