

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 15, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An Appeal of the Planning Commission’s denial of a Planned Zoning District titled E & Y Development, LLC – PD-R, located at 117 Rice Street (Z-10021).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
<p style="text-align: center;">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 applicants, Erica York and J.D. Pemberton, are appealing the Planning Commission’s recommendation of denial of the E & Y Development, LLC – PD-R located at 117 Rice Street.</p> <p>None.</p> <p>Staff recommends approval of the PD-R rezoning request. The Planning Commission voted to deny approval by a vote of 4 ayes, 6 nays, and 1 absent.</p> <p>The applicant is proposing to rezone the property from R-3 to PD-R for a single-family residential development. The 50’x135’ lot will be subdivided into two (2) separate lots, each being 25’x135’ 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 W. Markham Street opposite the Arkansas Schools for the Blind and Deaf. Properties in the general area contain a mixture of residential zoning and uses.</p>	

**BACKGROUND
CONTINUED**

Each single-family residence will be 2,249 square feet in area and will contain a separate walkway and concrete driveway extending from Rice Street.

Section 36-502(b)(1)(a) requires one parking space for each single-family residence. The site plan shows a twelve (12) foot concrete driveway extending from Rice Street. There will also be a one-car wide garage on the front of each residence. Staff feels the parking is sufficient to serve the proposed use.

The site plan shows front and rear building setbacks of over twenty-five (25) feet and five (5) foot side yard setbacks for residence. A total separation of ten (10) feet is shown between each residence. The proposed residences shall not exceed thirty-five (35) feet in height.

The Planning Commission reviewed this request at their August 8, 2024, meeting and there were four (4) 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.