

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Gregory – PD-R, located at 709-717 W. 32<sup>nd</sup> Street (Z-10038).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Emily Cox Acting City Manager</p>
<b>SYNOPSIS</b>	<p>The applicant is requesting that the 0.40-acre property, located at 709-717 West 32<sup>nd</sup> Street, be rezoned from R-3, Single-Family Residential District, to PD-R, Planned District - Residential, to allow a three (3) lot residential development.</p>	
<b>FISCAL IMPACT</b>	<p>None</p>	
<b>RECOMMENDATION</b>	<p>Staff recommends approval of the Revised PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, 1 absent, and 1 open position.</p>	
<b>BACKGROUND</b>	<p>The applicant is proposing to rezone 0.4 acre from R-2 to PD-R to construct a residential development. The property is comprised of six (6) lots. The lots will be replatted into three (3) lots. Each replatted lot will contain three (3) living units – a 2-story duplex in the front portion of the lot and a 1-story accessory dwelling in the rear portion of the lot. The overall development will contain nine (9) dwellings that will be available to rent.</p> <p>The property is undeveloped, grass-covered and contains a scattering of mature trees and shrubs. Properties in the general area contain a mixture of zoning and uses.</p>	

**BACKGROUND  
CONTINUED**

Each duplex will be 2,400 square feet in area (1,200sf per unit), and contain three (3) bedrooms and two (2) bathrooms. The proposed setbacks for the duplexes will be twenty-five (25) feet from the back of the curb of W. 32<sup>nd</sup> Street, over twenty-five (25) feet from the rear property line, and a minimum of five (5) feet from the side property lines.

Section 36-502 requires 1.5 parking spaces per unit. Therefore, driveways servicing the duplexes along W. 32<sup>nd</sup> Street shall be a minimum of eighteen (18) feet wide to comply with the code.

The development will also contain three (3), 1-story accessory dwelling units (ADU), one (1) per platted lot, fronting W. Short 32<sup>nd</sup> Street. Each ADU will be 800 square feet in area and contain two (2) bedrooms and two (2) bathrooms.

Typically, one (1) parking space is required for an ADU. The site plan shows a fifteen (15) foot wide driveway extending from W. Short 32<sup>nd</sup> Street for each ADU. The proposed parking for the ADUs comply with the code.

ADU building setbacks are shown to be over sixty (60) feet from the front property line, twenty (20) feet from the rear property line (fronting W. Short 32<sup>nd</sup> Street), and a minimum of five (5) feet from the side property lines.

The applicant notes that exterior construction materials will include board and batt siding, horizontal siding, vinyl windows, and a fiberglass exterior door. Roofing materials will contain asphalt shingles.

The Planning Commission reviewed this request at their September 12, 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.