

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 19, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Larkowski – PD-R, located at 4306 West 11th Street (Z-10053).</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 applicant is requesting that the 0.15-acre property, located at 4306 West 11th Street, be rezoned from R-3, Single-Family Residential District, to PD-R, Planned District - Residential to allow two (2) attached single-family residences.</p> <p>None.</p> <p>Staff recommends approval of the Revised PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent, and 1 open position.</p> <p>The applicant is requesting a Planned Development-Residential to allow for the construction of two (2) attached single family residences, with the existing lot being split into two (2) lots.</p> <p>The site contains a 6,750 square foot vacant lot. The request is in the I-630 Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area.</p> <p>The proposed structure will contain two (2) attached single family residences. The lot will be divided into two (2) lots with the property line separating the two (2) family residences. Each residence will be sold separately.</p>	

**BACKGROUND
CONTINUED**

The proposed structure will be approximately 3,248 square feet in area (1,624 square feet per residence) and two stories in height. Each residence will have two bedrooms and one and a half bathrooms. The exterior of the structure will be vinyl siding. The proposed overall structure will be set back approximately 20 feet from the front (south) property line, 4.8 to 4.9 feet from the side property lines and over 25 feet from the rear property line.

There will be a shared driveway in the front of the unit with two (2) off-street parking spaces (one per residence).

The Planning Commission reviewed this request at their October 10, 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.