

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled L &amp; A Enterprises – PD-R, located at 1801 Aldersgate Road (Z-7595-A).</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>	The applicant is requesting that the 0.81-acre property, located at 1801 Aldersgate Road, be rezoned from R-2, Single Family District and POD, Planned Office District, to PD-R, Planned District – Residential to allow an attached single-family residential development.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the 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.
<b>BACKGROUND</b>	<p>The applicant is requesting to rezone the 0.81-acre property from POD/R-2 to PD-R to construct an attached, single-family residential development. The overall site will be re-platted into a total of six (6) lots. The property currently consists of five (5) platted lots. The developer will construct three (3) sets of attached single-family residences across the site. Each building will contain two (2) attached single-family residences, each on its own lot.</p> <p>The property is located on the southeast corner of Aldersgate Road and W. 18<sup>th</sup> Street. The properties in the general area contain a mixture of single-family, R-4, PD-R and office zoning and uses. Properties north and west of the site contain office zoning and uses.</p>

**BACKGROUND  
CONTINUED**

The site plan shows front building setbacks of twenty-five (25) feet, rear setbacks over twenty-five (25) feet and over five (5) foot side yard setbacks.

The width of each lot is shown to be 41.69 feet wide by an average of 139 feet deep (5,795 square feet in area).

The development will contain a total of six (6) single-family residences. Total square footage for each set will be 2,912 square feet in area (1,456 square feet per residence). Construction materials will be a combination of brick and siding.

Building elevations shall not exceed thirty-five (35) feet in height.

The lots currently have public access along Aldersgate Road to the west and an alley to the east. The development will front Aldersgate Road but will have rear loading garages accessed from the alley along the east property line. The proposed parking complies with the typical ordinance requirement. The alley will be improved adjacent to the subject property.

The applicant did not provide a signage plan as part of this request. 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 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.