

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

**BOARD OF DIRECTORS COMMUNICATION
DECEMBER 1, 2020 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>An appeal of the Planning Commission’s denial of a Planned Zoning District titled Mountain Park Addition PRD, located at the northeast and northwest corners of North Taylor Street and P Street (Z-9525).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution</p> | <p>Bruce T. Moore City Manager</p> |

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| SYNOPSIS | <p>The applicant, Forest Park Partners, LLC, is appealing the Planning Commission’s recommendation of denial of the Mountain Park Addition PRD, located at the northeast and northwest corners of North Taylor Street and P Street.</p> |
| FISCAL IMPACT | <p>None.</p> |
| RECOMMENDATION | <p>Staff recommends approval of the requested PRD zoning. The Planning Commission voted to recommend denial of the requested PRD zoning by a vote of 4 ayes, 4 nays and 3 absent.</p> |
| BACKGROUND | <p>The applicant proposes to rezone the two (2) lots located at each the northeast and northwest corners of North Taylor Street and P Street from R-2, Single-Family District, to PRD, Planned Residential District. The two (2) lots at the northeast corner of the intersection are 1701 and 1705 North Taylor Street, with the two (2) lots at the northwest corner being 1700 and 1704 North Taylor Street.</p> |

**BACKGROUND
CONTINUED**

The applicant requests to re-subdivide each set of two (2) lots into three (3) lots for single-family residential development. The lots at the northeast corner of North Taylor Street and P Street are 140 feet deep, with proposed lot widths of 31.34 feet, 31.83 feet and 36.83 feet. The lots at the northwest corner are also 140 feet deep, with proposed lot widths of 31.60 feet, 31.83 feet and 36.83 feet.

The applicant proposes to construct one (1) single-family residence on each of the six (6) resulting lots. The two (2) southernmost residences within each group of three (3) will have a zero (0) side setback on their north side, with the other side setbacks ranging from 4.6 feet to five (5) feet. The northernmost residence within each group will be set back five (5) feet from its north side property line. All of the proposed residences will maintain minimum twenty-five (25)-foot front and rear setbacks.

Each of the structures will have a maximum building height of thirty-five (35) feet, which conforms to the typical R-2 zoning standards. The structures will be constructed of brick, stone and hardie board veneer, with aluminum and vinyl soffit and fascia. The applicant notes that there will be no accessory structures constructed on any of the lots.

The applicant is proposing a double driveway within the rear yard of each lot. Each residence will have parking for three (3) vehicles; one (1) in the garage and two (2) on the driveway. The driveways will be accessed via a paved alley along the rear property line of each lot. The applicant has agreed to repave the alley behind 1700 and 1704 North Taylor Street. The alley behind 1701 and 1705 North Taylor Street is in good condition.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed PRD rezoning.

Staff is supportive of the requested PRD rezoning to allow the four (4) existing lots to be re-subdivided into six (6) lots for single-family residential development. The proposal represents only a minor increase in platted density for the properties. The overall property at each corner is comprised of one-third of an acre. There is another example of smaller lot single-family development within this neighborhood, approximately one (1)-block to the south at the end of North Fillmore Street.²

**BACKGROUND
CONTINUED**

This five (5) lot PRD development has lot widths of approximately forty (40) feet; therefore, the proposed six (6) lot development will not be out of character with the neighborhood. Staff believes the proposed PRD zoning will have no adverse impact on the general area.

The Planning Commission reviewed this request at their September 24, 2020, meeting and there were two (2) supporters and seven (7) registered objectors present. All owners of property located within 200 feet of the site, as well as the Heights, Prospect Terrace and Forest Park Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.