

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 16, 2021 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance approving a Planned Zoning Development and establishing a Planned Residential District titled Perry Homes PRD, located at 1501 – 1509 South Izard Street (Z-4607-C).</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 | The applicant is requesting that the property located at 1501 - 1509 South Izard Street be rezoned from PD-R, Planned District – Residential, to PRD, Planned Residential District, to allow for the construction of four (4) single-family residences. |
| FISCAL IMPACT | None. |
| RECOMMENDATION | Staff recommends approval of the PRD rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent. |
| BACKGROUND | The applicant proposes to rezone the 0.39-acre property located at 1501-1509 South Izard Street from PD-R, Planned District – Residential (expired), to PRD, Planned Residential District, to allow for the construction of four (4) single-family residences. The property is located at the southeast corner of South Izard Street and West 15 th Street and is currently undeveloped and mostly grass covered. The property is comprised of one (1) entire single-family lot and parts of two (2) single-family lots. A paved alley right-of-way is located along the east side of the southernmost lot. |

**BACKGROUND
CONTINUED**

The applicant proposes to replat the property into four (4) lots. Lots 1 – 3 will be forty (40) feet by 100 feet in area, with Lot 4 being thirty (30) feet by 140 feet. A 1,800 square-foot building area is shown for Lots 1 – 3 and a 2,200 square-foot building area is proposed for Lot 4. The proposed building setbacks are as follows: Front – fifteen (15) feet; Rear – twenty-five (25) feet; and Sides – four (4) feet.

The applicant notes that the residences will be one (1) or two (2) stories in height. The buildings shall not exceed a height of thirty-five (35) feet, which is the typical requirement for single-family zones. The applicant also notes that the residences will have brick and Hardie siding exteriors.

The lots will have rear access from West 15th Street and the alley right-of-way. A twenty (20)-foot wide two (2)-way access easement is proposed along the rear of the lots. Each residence will have a two (2)-car rear access garage, with some additional parking. A ‘no access easement’ will be platted along the front of all the lots.

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 construction of four (4) single-family residences. Staff views the request as reasonable. The previously approved PD-R zoning for this property allowed five (5) single-family lots, and the new proposed PRD zoning reduces the number to four (4) lots. The property is comprised of three (3) legal lots of record, which would allow for the construction of three (3) single-family residences. The proposed PRD increases the number of allowed residences by only one (1), which is only a very minor increase in the platted density. The proposed project represents a good in-fill type development, which should have no adverse impact on the surrounding properties.

The Planning Commission reviewed this request at their January 14, 2021, meeting and there were no objectors present. All owners of property located within 200-feet of the site, as well as the Central High Neighborhood Association, the Downtown Neighborhood Association and the Wright Avenue Neighborhood Association, were notified of the public hearing. Please see the attached Planning Commission minute record for the complete staff analysis.