

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 6, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Wyatt 1 PD-R, located at 2504 West 18th Street (Z-9854).</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 0.16-acre property, located at 2504 West 18th Street, be rezoned from R-3, Single-Family District, to PD-R, Planned Development – Residential, to allow for the construction of a duplex and garage/apartment (three (3) total units).</p> <p>None.</p> <p>Staff recommends denial of the PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 1 nay, 0 absent and 1 recusal (Brown).</p> <p>The applicant is proposing to rezone a 0.16-acre site from R-3, Single-Family District, to PD-R, Planned Development – Residential, to construct a 1,924 square-foot two (2)-family (duplex) residence. The development will also include a 1,032 square-foot two (2)-story, detached garage which will add another apartment on the site for a total of three (3) units. The site is zoned R-3 and located at 2504 West 18th Street.</p> <p>The property is currently vacant, grass covered and located on the north side of West 18th Street. The immediate area contains R-3 and R-4, Two Family District, zoning and uses in all directions. Properties further east contain I-2, Light Industrial District, zoning and uses.</p>	

**BACKGROUND
CONTINUED**

The site plan indicates that each unit will contain two (2) bedrooms and two (2) bathrooms for the duplex use with a front building setback of twenty-five (25) feet and a five (5)-foot building setback on the east and west property lines. Regarding the detached garage/apartment, the applicant is requesting a fifteen (15)-foot setback along the rear property line.

The proposed parking design shows a detached garage, parking pad and driveway at the rear of the property to be accessed via the alley. The applicant notes there is sufficient on-street parking along West 18th Street for as many as five (5) vehicles, two (2) parking spaces in the garage, two (2) parking spaces in the driveway and one on the parking pad.

The Planning Commission reviewed this request at their December 14, 2023, meeting and there was one (1) objector present. All owners of property located within 300 feet of the site, as well 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.