

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 18, 2025 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled E & Y Development, LLC – PD-R, located at 1516 S. Ringo Street (Z-10084-A).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Susan Altrui 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 requests to rezone the 0.258 acre property from R-4, Two-Family District to PD-R, Planned Development – Residential, to allow a two (2) lot single family residential development.</p> <p>None.</p> <p>Staff recommends approval of the PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 7 ayes, 3 nays, and 1 open position.</p> <p>The applicant is proposing to rezone the property from R-4 to PD-R for a single-family residential development. The 75’x140’ lot will be subdivided into two (2) separate lots, each being 37.5’x140’ in area. Each lot will contain a 2-story, single-family residence. The applicant will not reside at the property and intends to market both single-family residences for sale in the future.</p> <p>The site is just north of Gibbs Magnet Elementary School. Properties in the general area are a mix of R-4 and C-3 zoning.</p> <p>Each single-family residence will be 1225 square feet in area and will contain a separate concrete driveway extending from South Ringo Street.</p>
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**BACKGROUND
CONTINUED**

Section 36-502(b)(1)(a) requires one parking space for each single-family residence. The site plan shows a 30-foot long concrete driveway extending from the South Ringo Street connecting to a gravel drive along the south side of each residence. The gravel drive will lead to a 20-foot deep gravel parking area adjacent to the rear of each residence in the rear yard. Staff feels the parking is sufficient to serve the proposed use.

The site plan shows a front and rear setback of over twenty-five (25) feet and five (5) feet side yard setbacks for both residences. A total separation of ten (10) feet is shown between each residence. The proposed residences shall not exceed thirty-five (35) feet in height.

The exterior of each residence will be vinyl siding with asphalt shingle roofing.

The Planning Commission reviewed this request at their February 13, 2025, meeting and there were several 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.