

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 18, 2024 AGENDA**

| Subject: | Action Required: | Approved By: |
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| <p>An ordinance approving a Planned Zoning Development titled Little Rock Turnkey, LLC, PD-R, located at 1624-1626 Brown Street (Z-9967).</p> <p>Submitted By:</p> <p>Planning & Development Department</p> | <p>√ Ordinance Resolution</p> | <p>Emily Cox Acting City Manager</p> |

SYNOPSIS

The applicant is requesting that the 0.36-acre property, located at located at 1624-1626 Brown Street, be rezoned from R-3, Single-Family District, to PD-C, Planned Development – Residential, to allow for a duplex and single-family residence.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends approval of the PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays and 3 absent.

BACKGROUND

The applicant is proposing to rezone the 0.36-acre site, located at 1624-1626 Brown Street, from R-3, Single-Family District, to PD-C, Planned Development – Residential, to recognize the historical use of the property. The site contains an existing one (1)-story, single-family residence and a two-family (duplex) structure on one (1) single lot.

There is one (1) undeveloped C-3, General Commercial District, zoned lot to the east of the site on Brown Street, and the remainder of the properties contain R-3 zoning and uses in all directions.

**BACKGROUND
CONTINUED**

The site plan shows an existing 2,086 square-foot duplex structure located in the south portion of the property and a 1,386 square-foot single-family residence located in the north portion of the property.

The applicant notes that no additions or changes to the existing footprint of the two (2) structures will be made and that the reason for this application is to recognize the historical use of the property as conforming and legal.

The existing setbacks for both structures will not change as part of the proposed use.

Both buildings contain a single driveway extending from Brown Street. The required parking for a two-family (duplex) use requires three (3) parking spaces, and one (1) parking space is required for the single-family residential use. On-street parking is available along Brown Street and staff feels that the parking is sufficient to serve the use.

The site plan does not show any signage at this time. Any future signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one (1)- and two (2)-family zones.)

The Planning Commission reviewed this request at their May 9, 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.