

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 21, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Jennifer Adkins Addition PRD, located on the north side of R Street (6400 Block) (Z-9683).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.52-acre property, located on the north side of R Street (6400 Block), be rezoned from R-3, Single-Family District, to PD-C, Planned District – Commercial, to allow for the use of the property as a short-term rental.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.
BACKGROUND	The applicant proposes to rezone 0.52-acre site from R-2, Single-Family District, and R-4, Two-Family District, to a PRD, Planned Residential District, to allow for the new development of eight (8) single-family homes. All of the homes will be of new construction and will be approximately 1,068 square-feet in area. Each single-family home will take access from its own concrete driveway apron along R Street. The City’s Zoning Ordinance Section 36-502 typically requires one off-street parking space per single-family dwelling. Staff feels the provided off-street parking is sufficient to serve this development. The applicant proposes an average lot size of thirty-two (32) feet x eighty (80) feet.

**BACKGROUND
CONTINUED**

The applicant proposes a front setback of 15.5 feet for all buildings along R Street. Two (2) corner lots, Lot 8 and Lot 9 will have fifteen (15)-foot setbacks along Alden Lane to the west and North McKinley Street to the east. All internal lots will have side-yard setbacks of five (5) feet.

Each residence will be constructed with a six (6)-foot x eight (8)-foot enclosed rear porch with rear setbacks varying from 5.4 feet to 15.5 feet. Staff feels the proposed setbacks are sufficient for this development.

The applicant notes each residence will have trash collection provided by standard City of Little Rock garbage collection.

The Planning Commission reviewed this request at their May 12, 2022, meeting and there were no objectors present. All owners of property located within 200 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.