

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

**BOARD OF DIRECTORS COMMUNICATION  
JULY 16, 2024 AGENDA**

| <b>Subject:</b>   | <b>Action Required:</b>  | <b>Approved By:</b>                      |
|---|--|--|
| <p>An ordinance approving a Planned Zoning Development titled Lorax – PD-R, located at 1505 Welch Street (Z-4257-A).</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p>√ <b>Ordinance</b><br/>Resolution</p>   | <p>Emily Cox<br/>Acting City Manager</p> |
| <b>SYNOPSIS</b>   | <p>The applicant is requesting that the 0.19-acre property, located at 1505 Welch Street, be rezoned from R-5, Urban Residence District, to PD-R, Planned Development – Residential, to allow a lot to be split into two (2) lots for two (2) single-family residences.</p>  |  |
| <b>FISCAL IMPACT</b>  | <p>None.</p>   |  |
| <b>RECOMMENDATION</b>   | <p>Staff recommends approval of the PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays, and 1 absent.</p>   |  |
| <b>BACKGROUND</b>   | <p>The applicant proposes to rezone the 0.19-acre property, located at 1505 Welch Street from R-5, Urban Residence District, to PD-R, Planned Development – Residential, to allow a lot to be split into two (2) lots for two (2) single-family residence proposed for each lot. The property is comprised of Lot 12, Block 25, Masonic Addition.</p> <p>There is an existing two (2)-story garage/apartment type structure located within the east half of the property. The property is located at the southeast corner of Welch Street and East 15<sup>th</sup> Street, and a paved alley is located along the rear (east) property line.</p> |  |

**BACKGROUND  
CONTINUED**

The applicant proposes to subdivide the existing lot into two (2) lots as follows:

Lot 12R – 0.13 acre

Lot 12 R1 – 0.06 acre

The applicant proposes to remodel the existing garage/apartment type structure on Lot 12R1, to be utilized as a single-family residence. This two (2)-story structure is approximately 2,077 square-feet and is located along the rear (east) property line. A driveway from East 15<sup>th</sup> Street will serve as access to the single-family residence.

The applicant proposes to construct a one (1)-story single-family residence on Lot 12R, as noted on the attached site plan. The proposed residence will be located twenty-six (26) feet back from the front (west) property line, 8.9 to 10.3 feet back from the side property lines and slightly over twenty-five (25) feet from the rear property line. The proposed site plan shows a future one (1)-story accessory building in the rear-yard area. The proposed buildings will not exceed a height of thirty-five (35) feet, and a new driveway from Welch Street will serve the new residence.

The Planning Commission reviewed this request at their June 13, 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.