

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled MW Enterprises, LLC, PD-R, located at 2500 West 18th Street (Z-9984).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>
SYNOPSIS	<p>The applicant is requesting that the 0.16-acre property, located at 2500 West 18th Street, be rezoned from R-4, Two-Family District, to PD-R, Planned Development – Residential, to allow for a duplex and a garage apartment.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<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>	
BACKGROUND	<p>The applicant proposes to rezone the 0.16-acre property, located at 2500 West 18th Street, from R-4, Two-Family District, to PD-R, Planned Development – Residential, to construct a two (2)-family residence (duplex) in the front portion of the property and detached garage that will contain a third unit in the rear portion of the property. The property is located within the Central High Neighborhood Overlay District.</p> <p>The site is undeveloped and mostly grass-covered. Properties in the general area contain a mixture of zoning and uses in all directions.</p>	

**BACKGROUND
CONTINUED**

The two (2)-family residence (duplex) and the detached garage containing the third unit in the rear will be accessed from the alley along the rear property line. Since primary vehicular access to the proposed garages in the backyard will be from the existing public alley running west to east from Jones Street to the north property line of the lot, the public alley will be required to be reconstructed and improved to City Standards from Jones Street to the northeast corner of the property.

Building setbacks for duplex will be twenty-five (25) feet from the front (south) property line, 5.4 feet from the side property lines and over twenty-five (25) feet from the rear property line. The building setback for the third unit will be 17.2 feet from the rear (north) property line, 5.4 feet from the side (east) property line and over three (3) feet from the west property line. The separation between the duplex and the third unit is sufficient.

Each duplex unit fronting West 18th Street will contain two (2) bedrooms and two (2) bathrooms. The third unit at the rear of the property will contain one (1) bedroom and one (1) bathroom.

On-site parking accessed from the alley in the rear of the property shows parking for as many as five (5) vehicles; two (2) in the garage, two (2) in the driveway and one (1) on the parking pad. The applicant notes five (5) additional parking spaces are available in front of the property on West 18th Street, bringing the total parking spaces to ten (10).

The Planning Commission reviewed this request at their June 13, 2024, meeting and there was one (1) objector 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.