

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 20, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled ALRM Little Rock PD-R, located at 3301 W. Capitol Avenue (Z-10007).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox 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 is requesting that the 0.1357-acre property, located at 3301 W. Capitol Avenue, be rezoned from R-3 CUP, Conditional Use Permit, to PD-R, Planned Development – Residential, to allow the property to be re-platted into two (2) lots for two (2) single-family homes.</p> <p>None.</p> <p>Staff recommends approval of the Revised PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, and 3 absent.</p> <p>The applicant is proposing to subdivide and rezone a 0.1357 site from R-3 (CUP) to PD-R to create two (2) separate lots. The northern parcel (Parcel 1) will take access from W. Capitol Avenue. The southern parcel (Parcel 2) will take access from Brown Street.</p> <p>The property is zoned R-3 (CUP). The site plan shows an existing one-story, single-family residence fronting W. Capitol Avenue, located in the northern portion of the lot, and an existing one-story, single-family residence fronting Brown Street, in the southern portion of the lot. Properties in the general area contain a mixture of residential zoning and uses.</p>	

**BACKGROUND
CONTINUED**

The property will be subdivided to create the following two (2) parcels:

1. Parcel 1 (3301 W. Capitol Avenue) will take access from an existing concrete driveway extending from W. Capitol Avenue located to the north of the residence. The site plan shows building setbacks of 26.1 feet from the front property line, just over one (1) foot from the rear property line, 9.2 feet from the west property line and a range of 4.2 from to 4.5 from the east property line.
2. Parcel 2 (510 Brown Street) will take access from an existing concrete driveway extending from Brown Street located to the east of the residence. The site plan shows building setbacks of 11.1 feet from the north property line, over eight (8) feet from the south property line, a range of 5.3 to 5.6 from the west property line and a range of 11.6 to 16.9 from the east property line.

The Planning Commission reviewed this request at their July 11, 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.