

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 23, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An Ordinance approving a Planned Zoning Development titled Pendleton PD-R located at 1908 State Street (Z-9851).</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 0.17-acre property, located at 1908 State Street, be rezoned from R-4, Two-Family District, to PD-R, Planned Development – Residential, to allow for a two (2) lot single-family residential development.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 2 absent and 1 open position.</p>	
BACKGROUND	<p>The applicant proposes to rezone a 0.17-acre property, located at 1908 State Street, from R-4, Two-Family District, to PD-R, Planned Development – Residential. The fifty (50)-foot x 150-foot lot will be subdivided to allow for the construction of two (2), one (1)-story, shotgun-style residential buildings. The applicant will not reside at the property and intends to market both single-family residences for sale in the future.</p> <p>The general area contains R-4 zoning in all directions. The site is located within the Central City Overlay District, and the Capitol Zoning District is located to the south and east of the site.</p>	

**BACKGROUND
CONTINUED**

Both units will be 1,080 square-feet in area and will contain a separate walkway extending from South Arch Street. Each unit will contain two (2) bedrooms and two (2) bathrooms, with a small front and rear porch, all brick with the eaves and over-hangs covered with vinyl siding.

Both units will contain separate parking pads accessed from the alley way which extends the entire block between West Charles Bussey Avenue to West 19th Street. Staff feels the parking is sufficient to serve the use.

The site plan shows front and rear building setbacks over twenty-five (25) feet and 3.5-foot side-yard setbacks for each unit. A total separation of seven (7) feet is shown between the structures. The proposed residences shall not exceed thirty-five (35) feet in height.

The Planning Commission reviewed this request at their November 9, 2023, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well 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.