OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION MARCH 15, 2022 AGENDA

Subject:	Action Required:	Approved By:
An ordinance approving a Planned Zoning Development titled Williams PD-R, located at 4105 A Street (Z-9643).	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The applicant is requesting that the 0.15-acre property, located at 4105 A Street, be rezoned from R-4, Two-Family District, to PD-R, Planned District – Residential, to allow for three (3) residential units on the property.	
FISCAL IMPACT	None.	
RECOMMENDATION	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 open position.	
BACKGROUND	The applicant proposes to rezone the 015-acre property, located at 4105 A Street, from R-4, Two-Family District, to PD-R, Planned District – Residential. The property is located on the south side of A Street and is bordered by an alley on the south perimeter of the property.	
	The applicant proposes to remove two (2) existing accessory structures in the rear-yard bordering the east and south property lines to allow construction of one (1) new dwelling unit in the rear-yard. The new structure will be approximately 432 square-feet and be located over sixty (60) feet back from the front (north) property line, five (5) to fifteen (15) feet back from the east and west side property lines, and twenty-five (25) feet from the rear (south) property line. The structure will not exceed a height of thirty-five (35) feet.	

BACKGROUND CONTINUED

The applicant proposes to provide a new three (3)-car concrete parking area at the south perimeter of the property adjacent to the alley. The City's Zoning Ordinance would typically require four (4) off-street parking spaces for this proposed use; however, staff believes the proposed parking will be sufficient. On-street parking is allowed along one (1)-side of A Street.

The parking area will be linked to both the new and existing structures by a new concrete walk centrally located in the rear yard. The proposal also includes the construction of a new wood frame fence around the rear-yard area.

No dumpster is proposed for the site and trash collection will be collected using standard City of Little Rock garbage collection.

There is no signage proposed for the development.

Any site lighting must be low-level and directed away from the adjacent properties.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge no outstanding issues. The applicant is requesting no variances with the proposed PD-R zoning.

The Planning Commission reviewed this request at their February 10, 2022, meeting and there were no objectors present. All owners of property located within 200 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.