

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 18, 2017 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 307 East 9th Street Revised Short-Form PD-R, located at 307 East 9th Street. (Z-6734-G)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant requesting a revision to the previously-approved PD-R, Planned Development - Residential, to allow the use of the home located at 307 East 9 th Street as single-family, general and professional office and an Air Bed and Breakfast (Airbnb).
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 10 ayes, 0 nays and 1 absent.
BACKGROUND	Ordinance No. 21,228, adopted by the Little Rock Board of Directors on May 3, 2016, rezoned the site from R-4A, Low Density Residential District, to PD-R, Planned Development - Residential, to allow for the replatting of three (3) residential lots for single-family homes. Two (2) of the lots contained single-family homes, and the applicant was seeking the replat to allow the creation of the third lot for construction of a new single-family home.

**BACKGROUND
CONTINUED**

On September 20, 2016, the Board of Directors adopted Ordinance No. 21,302, allowing Lot 3 to add General and Professional Office as an allowable use.

The applicant is now proposing a revision to the previously-approved PD-R to allow the use of the home located on Lot 2 as single-family, general and professional office and an Air Bed and Breakfast (Airbnb).

Home Instead Senior Care is requesting the reclassification for the property located at 307 East 9th Street for a training facility for the employees of the business whose offices are located at 909 Cumberland Street. The office hours are from 7:30 AM to 5:30 PM, Monday through Friday. The applicant is proposing to use the rear-yard as parking. The rest of the home will be used for hosting business travelers and associates while in Little Rock for overnight accommodations. The exterior color of the home will remain the same and the development will not include the placement of a sign on the property.

The Planning Commission reviewed the proposed PD-R request at its March 16, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the MacArthur Park Property Owners Association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.