

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 20, 2021 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Residential District titled Hat Properties, LLC PRD, located at 300 South Valentine Street (Z-9566).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	<p>The applicant is requesting that the property located at 300 South Valentine Street be rezoned from R-3, Single-Family District, to PRD, Planned Residential District, to recognize the existing and past use of the property as a four-plex.</p>
FISCAL IMPACT	<p>None.</p>
RECOMMENDATION	<p>Staff recommends approval of the PRD rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.</p>
BACKGROUND	<p>The applicant proposes to update the current zoning classification of property located at 300 South Valentine Street from R-3, Single-Family Residential, to PRD, Planned Residential District. The existing two (2)-story structure located on the property is comprised of a one (1), two (2)-bedroom apartment and three (3), one (1)-bedroom apartments. There are four (4) separate, exterior entrances with long established addresses located above each door. According to the applicant, “the property is currently being used as a four-plex and appears to have been operating as a four-plex for more than forty (40) years.”</p>

**BACKGROUND
CONTINUED**

The City classifies the existing four-plex use of the property as nonconforming, based on the fact that the current use has existed for over forty (40) years. According to Section 36-152 (c) of the City's Zoning Ordinance..."Any rezoning of a property occupied by a nonconforming use shall be accomplished only through a planned development process." Therefore, the applicant is simply requesting the PRD zoning to recognize the historic use of the property.

The typical parking requirement for a four-plex property is six (6) off-street parking spaces. Currently, there is a one (1)-story, two (2)-car garage at the northwest corner of the property. There is also a parking pad for two (2) vehicles located in front of the garage. On-street parking is allowed on both sides of most of the streets in this area including South Valentine Street and 3rd Street. Historically, the residents of this property have used on-street parking, as well as on-site parking. Other residential properties in this general area also utilize on-street parking. Staff believes that parking is sufficient for the continued use of the four-plex.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues associated with this application. The applicant is requesting no variances with the proposed PRD rezoning.

The Planning Commission reviewed this request at their March 11, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as all neighborhood associations registered with the City of Little Rock, were notified of the public hearing. Please see the attached Planning Commission minute record for the complete staff analysis.