OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

BOARD OF DIRECTORS COMMUNICATION JUNE 4, 2019 AGENDA

Subject:	Action Required:	Approved By:
An ordinance establishing a Planned Zoning District titled 517 Maple Street Short-Form PD-R, located at 517 Maple Street. (Z-9404)	√ Ordinance Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The applicant is requesting approval of a PD-R, Planned Development – Residential, to recognize the existing duplex. The applicant states he attempted to refinance the property and the lender was unable to underwrite the loan because the building's current zoning is inconsistent with its use. No changes are proposed to the building or property.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the PD-R zoning. The Planning Commission voted 8 ayes, 0 nays and 3 absent to recommend approval.	
BACKGROUND	The property is occupied by a circa 1920, one (1)-story, frame, 1,330 square-foot residential structure. At some point in the past, the structure was converted into a duplex. This applicant has owned the property for over ten (10) years and it was a duplex when he acquired it. The structure is split down the middle, front to back and each unit contains approximately 660 square-feet. Each unit contains two (2) bedrooms and one (1) bath and has separate electric and gas meters.	

BACKGROUND CONTINUED

There is a single water meter. The property contains one (1) gravel parking space at the front off of Maple Street. Additional gravel parking is located at the rear of the lot, taking access off of the alley. Staff informed the applicant that the gravel parking space at the front should either be paved or defined, contained and maintained as required by Section 36-513 of the Code (the parking in yards regulations).

The Planning Commission reviewed this request at their April 25, 2019, meeting and there was one (1) registered objector present who stated he did not object to the duplex zoning but had concerns about the condition of the property. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.