

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

**BOARD OF DIRECTORS COMMUNICATION  
SEPTEMBER 4, 2018 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An Ordinance establishing a Planned Zoning District titled Palmer Revised Short-form PD-R, located at 2919 – 2921 Lee Street and 1312 Kavanaugh Boulevard. (Z-8098-A)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The applicant is requesting to revise the previously-approved PD-R, Planned Development - Residential, to allow for an addition to the existing studio apartment and to allow for the placement of a second level on the studio.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	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 9 ayes, 1 nays and 1 absent.
<b>BACKGROUND</b>	Ordinance No. 19,637, adopted by the Little Rock Board of Directors on November 21, 2016, allowed the rezoning of this property from R-3, Two-Family District to PD-R, Planned Development Residential, to allow for the addition of a third residential unit on the site. The property was constructed in 1928 as a duplex with an outbuilding located in the rear-yard area. The outbuilding was being used as an art studio and for storage. The proposal was to convert the outbuilding into a studio apartment and guest quarters. The site contained two (2) parking spaces extending from Lee Street and one (1) new space was proposed adjacent to the accessory building accessed from the existing alley.

**BACKGROUND  
CONTINUED**

The current request is to revise the previously-approved PD-R to allow for an addition to the building envelope and for the addition of a second floor to the studio apartment. The addition is proposed as a four (4)-foot by 14.5-foot addition. The second floor addition would raise the roof of the existing studio apartment. The maximum building height proposed is twenty (20) feet.

The Planning Commission reviewed the proposed PD-R request at its August 9, 2018, meeting and there were two (2) registered objectors present. The Hillcrest Residents Neighborhood Association and all property owners located within 200 feet of the site 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.