

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

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

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Residential District titled Ellis Duplex and Accessory Building PRD, located at 900 West 15<sup>th</sup> Street (Z-2333-C).</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>	<p>The applicant is requesting that the property located at 900 West 15<sup>th</sup> Street be rezoned from O-3, General Office District, to PRD, Planned Residential District, to allow for a two (2)-lot residential development.</p>
<b>FISCAL IMPACT</b>	<p>None.</p>
<b>RECOMMENDATION</b>	<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>
<b>BACKGROUND</b>	<p>The O-3, General Office District, zoned property located at 900 West 15<sup>th</sup> Street, is occupied by a duplex residential structure and a detached structure containing a studio apartment. The office zoning was established under the Dunbar Urban Renewal zoning plan (E-1), in which Multi-Family was an allowable use. Under the current ordinance, O-3 allows multi-family residences (duplex) as a conditional use as per the R-5, Urban Residence District.</p>

**BACKGROUND  
CONTINUED**

The applicant is now requesting to change the property from O-3 with a CUP, Conditional Use Permit, to a PRD, Planned Residential Development, District to recognize the existing uses while allowing for a lot split (i.e. one (1) parcel with one (1) residential unit and one (1) parcel with a duplex structure):

1. Lot 7AR is 2,659 square-feet in area. The existing 26.8 x 31.7-foot studio apartment will be 12.3 feet from the new proposed property line.
2. Lot 7BR is approximately 4,715 square-feet in area. The existing duplex residence will have a setback of approximately 4.5 feet (to carport portion) from the new proposed property line.

The typical parking requirement for a duplex is three (3) off-street parking spaces. Currently, the one (1)-story duplex has an existing carport and driveway for parking located on the property, with access from West 15<sup>th</sup> Street. The studio apartment requires one (1) off-street parking space. On-street parking is allowed on both sides of most of the streets in this area including West 15<sup>th</sup> Street and South IZard Street. Historically, the residents of this property have used on-street parking as well as on-site parking, as have other residential properties in this general area. Staff believes that parking is sufficient for the continued use of the duplex and studio apartment.

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.