

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 5, 2022 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Midtown Premium Properties PRD, located at 3501 Kavanaugh Boulevard (Z-9656).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the 0.14-acre property, located at 3501 Kavanaugh Boulevard, be rezoned from R-4, Two-Family District, to PRD, Planned Residential District, to allow for three (3) residential units on the property.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PRD rezoning request. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 open position.
BACKGROUND	<p>The applicant is requesting to rezone the property from R-4, Two-Family District, to PRD, Planned Residential District, to allow use an existing 1,918 square-foot two (2)-story duplex to be remodeled. In addition, the applicant proposes to remodel an existing one (1)-story 786 square-foot garage which will create a third residential unit on the property. The applicant notes there will be no exterior changes to the existing footprints of the duplex and the garage.</p> <p>The City’s Zoning Ordinance would typically require four (4) off-street parking spaces for this proposed use. There is no on-street parking along Kavanaugh Boulevard; however, on-street parking is allowed along both sides of J Street. Staff believes the on-street parking will be sufficient for this use, as there is no on-site parking.</p>

**BACKGROUND
CONTINUED**

No dumpster is proposed for the site and trash collection will be collected using standard City of Little Rock garbage collection.

No signage is proposed at this time. Any future signage must comply with Section 36-553 of the City's Zoning Ordinance (signs permitted in residential zones).

Any site lighting must be low-level and directed away from the adjacent properties.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge no outstanding issues. The applicant is requesting no variances with the proposed PDR zoning.

The Planning Commission reviewed this request at their February 10, 2022, meeting and there were objectors present. All owners of property located within 200 feet of the site, as well all Neighborhood Associations registered within the City of Little Rock, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.