

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

**BOARD OF DIRECTORS COMMUNICATION  
JUNE 17, 2025 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance approving a Planned Zoning Development titled Lawcraft Duplex/STR-2 (2) – PD-C, located at 1724 Rice Street. (Z-10155)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution</p>	<p>Delphone Hubbard Acting City Manager</p>
<p style="text-align: center;"><b>SYNOPSIS</b></p> <p style="text-align: center;"><b>FISCAL IMPACT</b></p> <p style="text-align: center;"><b>RECOMMENDATION</b></p> <p style="text-align: center;"><b>BACKGROUND</b></p>	<p>The applicant requests permission to rezone the 0.09-acre property from R-3, Single-Family District, to PD-C, Planned Development – Commercial, to allow conversion of the existing residential structure into a duplex structure.</p> <p>None.</p> <p>Staff recommends approval of the PD-C rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays, and 2 absent.</p> <p>The applicant is proposing to rezone the property from R-3 to PD-C for the following uses:</p> <ol style="list-style-type: none"> <li>1. To allow conversion of the existing residential structure into a duplex structure.</li> <li>2. To allow both duplex units to be used as long-term rentals. The applicant is also proposing to use both duplex units as Short-Term Rentals (STR-2) with a maximum stay of twenty-nine (29) days or less as an alternate use. The owner will not reside in the residence.</li> </ol>	

**BACKGROUND  
CONTINUED**

Properties in the general area surrounding the site contain a mixture of zoning and uses.

The existing one-story, single-family dwelling was built around 1940 and expanded around 1950. The structure contains approximately 1,700 square feet in area. More recently, according to the applicant, the residence was converted into a duplex and currently contains the remnants of two (2) kitchens. The duplex conversion was not recognized by the City of Little Rock. The residence was listed unsafe and vacant in May 2022 and has been without power since 2007.

The applicant proposes to restore the existing single-family residence and convert it into a two-family residence. This will create two (2) units approximately 850 square feet in area. Each unit will contain two (2) bedrooms to be rented either to long-term tenants or occupied as a Short-Term Rental 2 (STR-2) as an alternate use.

The roofline will remain unchanged. Upon completion the duplex will contain a wood frame appearance that matches the original building materials identified underneath the existing layers of asphalt. The existing three (3) doors will also be retained. The applicant will remove the interior building materials to the studs, raise the ceilings back to their original height, install new plumbing and wiring, and install a new HVAC system.

The applicant proposes to use the existing driveway behind the house facing W. 18<sup>th</sup> Street to be expanded to eighteen (18) feet wide to serve as two (2) nine-foot wide by 16.5 feet parking spaces for two (2) cars. The fronts of the cars will partially go underneath the cantilevered deck. The applicant notes that the parking spaces will be slightly shorter than typical full sized parking spaces, and larger vehicles can park on Rice Street and W. 18<sup>th</sup> Street. Staff feels the parking spaces provided in the rear of the duplex, and the ample on-street parking will be sufficient to serve the proposed use.

The Planning Commission reviewed this request at their May 8, 2025, meeting and there were no objectors present. All owners of property located within 300 feet of the site, as well as 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.