## OFFICE OF THE CITY MANAGER LITTLE ROCK, ARKANSAS

## BOARD OF DIRECTORS COMMUNICATION JANUARY 22, 2019 AGENDA

Subject:	Action Required:	Approved By:
An Ordinance establishing a Planned Zoning District titled Fulmer Short-Form PD-O, located at 102 Barton Street. (Z-9377)	√ <b>Ordinance</b> Resolution	
Submitted By:		
Planning & Development Department		Bruce T. Moore City Manager
SYNOPSIS	The applicant is requesting the rezoning of the C-3, General Commercial District, zoned vacant lot and R-3, Single-Family District, lot located at 102 Barton Street to PD-O, Planned Development – Office, to allow for a home office and a small six (6) – seven (7)-space parking lot to serve persons attending occasional business and personal receptions and functions.	
FISCAL IMPACT	None.	
RECOMMENDATION	Staff recommends approval of the PD-O zoning request. The Planning Commission voted to approve the PD-O zoning by a vote of 10 ayes, 0 nays and 1 absent.	
BACKGROUND	The request is a PD-O rezoning for the two (2) lots located at the southwest corner of West Markham and Barton Streets. The vacant lot at the corner is zoned C-3, General Commercial District; a remnant of a circa 1930's commercial node. The lot adjacent to the south at 102 Barton Street is occupied by a one (1)-story brick and frame single-family residence. The applicant proposes combining the two under this PD-O. The single family residence will remain exactly that with the addition of some small personal office space to be used when the applicant is in town on business.	

## BACKGROUND CONTINUED

The applicant's business is such that she will be hosting occasional business and personal receptions and functions. The currently C-3 zoned portion is to be developed into a small, six(6) – seven (7)-space paved and landscaped parking lot.

There will not be regular customer/client traffic to the site. There is the potential for associates to stop by, but more likely only for occasional receptions/parties. The only new lighting proposed is solar lighting in the landscape areas. There is a motion light the side the on of garage, well as significant existing street lighting. The applicant anticipates six (6) to twelve (12) entertaining events per year; including holidays, receptions, family reunions or business receptions. There will be no signage.

The applicant will modify the proposed parking lot plan to reduce the paved area and expand the green space. This will allow for more flexibility in placing of any landscape materials so as to not create any sight distance issues. She will work with staff on the final design of the plan.

Staff is supportive of the request as specifically proposed by this applicant. As such, staff believes the approval should be limited to this applicant's ownership and occupancy of the property. The PD-O will not include transference to any subsequent owner or occupant.

The Planning Commission reviewed this item at their December 13, 2018, meeting, and there were no objectors present. Notice had been sent to all owners of properties located within 200 feet of the site and the Capitol View – Stifft Station Neighborhood Association.