

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

**BOARD OF DIRECTORS COMMUNICATION  
JANUARY 21, 2020 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled Peacock Apartments Parking Short-Form PRD, located at 101/103 South Park Street. (Z-5873-C)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p align="center">√ <b>Ordinance</b> Resolution</p>	<p align="center">Bruce T. Moore City Manager</p>
<p><b>SYNOPSIS</b></p> <p><b>FISCAL IMPACT</b></p> <p><b>RECOMMENDATION</b></p> <p><b>BACKGROUND</b></p>	<p>The applicant is requesting approval of a PRD, Planned Residential District, for the construction of a parking area for the use of the apartment tenants.</p> <p>None.</p> <p>Staff recommends approval of the PRD zoning. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.</p> <p>In 1994, a PD-R, Planned Development - Residential, was approved on this property for the construction of a multi-family residential building with eight (8) units. The multi-family development was not constructed, and the PD-R was revoked by the Board of Directors in 1998.</p> <p>In 2011 a request was made for a PRD, Planned Residential Development, to construct a paved parking area and dumpster enclosure to serve the tenants of the Peacock Apartments located across South Park Street. This application was withdrawn.</p>	

**BACKGROUND  
CONTINUED**

The applicant is making this request to expand tenant parking. The proposed parking lot would be constructed in conformance with accepted best management practices for low-impact development or to be paved with either concrete or asphalt.

A reduced landscaping buffer would be provided between the parking lot and the neighboring residence at 101 South Park, owned by the applicant's mother.

Lastly, an existing storage building would be relocated to the rear yard of the residential structure.

The Planning Commission reviewed this request at their November 21, 2019, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Capital View-Stift Station Neighborhood Association, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.