

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

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 2, 2020 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 Harrell Rooming – Boarding/Bed and Breakfast PRD, located at 3221 West Markham Street (Z-8411-A).</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>	The applicant is requesting that the property at 3221 West Markham Street be rezoned from R-3, Single-Family District, to PRD, Planned Residential District, to allow the existing residential structure to be used as a Boarding House and Bed and Breakfast.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends approval of the PRD zoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 1 nay and 2 absent.
<b>BACKGROUND</b>	<p>The applicant’s proposed use for the property is as follows:</p> <ul style="list-style-type: none"> <li>➤ <u>Primary Goal</u>: Boarding House with three (3) bedrooms and a maximum of six (6) people. Provide an option to all occupants for meal service (Will meet license and permit requirements). Shared common area: Living Room; Dining Room; Utility Room; Office Space; Sun Room; Back Deck; and Front Terrace. The facility will be owner-occupied, and the owners will have a space in the downstairs bedroom.</li> </ul>

**BACKGROUND  
CONTINUED**

- Advertise to professionals who are searching for a place to stay that is one (1)-week to less than twelve (12)-month rental.
- Bed and Breakfast type of use for rentals less than one (1)-week. This option will be used to fill gaps in scheduled bookings.
- Parking: Will include one (1) location on the carport in the back-yard, off of Brown Street. Three (3) additional parking locations are available on the driveway on the east side of the house, off of West Markham Street.
- Signage: Create a stained glass sign within the arched front porch roof. Provide ground level signage in the northwest corner of the front-yard, five (5) feet from city right-of-way (Will meet City Ordinance requirements).

The applicant notes that parking for one (1) vehicle exists on the west side of the property (from Brown Street) and three (3) spaces exist along the east side of the residence (access from West Markham Street). There is also a circular driveway from West Markham Street, which is located mostly within the public right-of-way. Staff will allow one (1) vehicle to be parked on the circular driveway. On-street parking is also allowed along the east side of Brown Street. The City's Zoning Ordinance would typically require four (4) parking spaces for the proposed use. Staff believes that the applicant's parking plan will adequately serve the proposed use of the property.

The applicant proposes to place a stained glass sign within the arched area above the front door. This sign will be approximately ten (10) square-feet in area. The applicant also proposes a ground sign at the northwest corner of the property, five (5) feet back from the property lines and conforming with city ordinance requirements. Section 36-552 allows a ground sign for a multifamily-type development to have a maximum height of six (6) feet and a maximum area of twenty-four (24) square-feet.

Staff is supportive of the requested PRD zoning to allow for the use of the existing residence as an owner-occupied Boarding House/Bed and Breakfast. Staff views the request as reasonable. The property is located on West Markham Street, a minor arterial roadway, and on the outer edge of the Capitol View Stiff Station Neighborhood. The proposed use of the property as a Boarding House will not be out of character with the overall neighborhood.

**BACKGROUND  
CONTINUED**

The proposed use of the property as a Boarding House will not be out of character with the overall neighborhood. There are other non-single-family residential uses and zoning scattered throughout this neighborhood, including R-4, Two-Family District, R-5, Urban Residential District, and PRD zonings and multi-unit residential developments. Staff believes the proposed PRD zoning will have no adverse impact on the general area.

The Planning Commission reviewed this request at their September 24, 2020, meeting and there were two (2) objectors present. All owners of property located within 200 feet of the site, as well as the Hillcrest and Capitol View Stiff Station Neighborhood Associations, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.