

**BACKGROUND
CONTINUED**

The applicant proposes to provide a new three (3)-car concrete parking area at the south perimeter of the property adjacent to the alley. The City's Zoning Ordinance would typically require four (4) off-street parking spaces for this proposed use; however, staff believes the proposed parking will be sufficient. On-street parking is allowed along one (1)-side of A Street.

The parking area will be linked to both the new and existing structures by a new concrete walk centrally located in the rear yard. The proposal also includes the construction of a new wood frame fence around the rear-yard area.

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

There is no signage proposed for the development.

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 PD-R zoning.

The Planning Commission reviewed this request at their February 10, 2022, meeting and there were no 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.