

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 16, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 2318 Blackwood Short-Form PD-R, located at 2318 Blackwood Road. (Z-9393)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align:center">√ Ordinance Resolution</p>	<p style="text-align:center">Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is requesting approval of PD-R, Planned Development – Residential, zoning to allow for conversion of the existing structure into a four-plex with two (2) units upstairs and two (2) units downstairs. Access to the lower units will be from the rear of the structure. Parking for four (4) – five (5) vehicles is proposed to be constructed at the rear of the property, taking access off of the driveway easement.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the requested PD-R. The Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend approval of the request.</p>	
BACKGROUND	<p>The building currently has two units in the upper floor which is accessed from Blackwood Road at the front of the property. The applicant proposes to put two (2) units in the lower floor which is accessed from the rear of the property. Each of the upper units contains 750 square-feet with two (2) bedrooms and one (1) bath.</p>	

**BACKGROUND
CONTINUED**

The lower units will contain 625 square-feet with one (1) bedroom and one (1) bath. The applicant states the structure was at one time a four-plex but the lower units fell into disuse.

A gravel parking lot for four (4) – five (5) vehicles is proposed to be located at the rear of the property, taking access off of a cross access easement from Hawthorne Road to the north. The applicant has agreed to pave the access easement driveway from his gravel parking lot north to Hawthorne Road. Parking for the upper units is currently located on the street. Parking has functioned in this manner since the structure was built in 1960. Staff has reviewed the issue and staff supports allowing the continued use of on-street parking. Parking is being provided for the new, lower level units.

To staff's knowledge there are no outstanding issues. Staff believes the proposed four-plex is compatible with uses in the area.

The Planning Commission reviewed this request at its March 14, 2019, meeting and there was one (1) objector present. Notice had been sent to all owners of properties located within 200 feet of the site. There is no contact registered with the City for the Kingwood Neighborhood Association. Please see the Planning Commission agenda write-up and minutes for the full Staff Analysis.