

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

**BOARD OF DIRECTORS COMMUNICATION
APRIL 16, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Songbyrd Residential Apartments PD-R, located immediately north of 13301 Sardis Road (Z-9911).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Emily Cox Acting City Manager</p>

SYNOPSIS	The applicant is requesting that the 1.93-acre property, located immediately north of 13301 Sardis Road, be rezoned from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for a sixteen (16)-unit townhome-style apartment development.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 9 ayes, 0 nays and 2 absent.
BACKGROUND	<p>The applicant is proposing to rezone 1.93-acre property from R-2, Single-Family District, to PD-R, Planned Development – Residential, to construct a multi-family development that will contain four (4), four (4)-unit townhome-style apartments. Each unit will be available for rent, and all four (4) buildings will be two (2)-stories in height with a maximum building height of twenty-seven (27) feet.</p> <p>The site is heavily-wooded and undeveloped; R-2 zoning and uses are contained in all directions.</p>

**BACKGROUND
CONTINUED**

The development will be accessed from a driveway, west along Sardis Road. The site plan shows a divided entrance containing a landscaped area that bisects the site from east to west direction. Fourteen (14)-foot wide access drives for vehicles entering and leaving the site are located on the north and south sides of the landscaped area.

The site plan shows the front building setback of seventy (70) feet, a rear setback of seventy-three (73) feet and a fifteen (15)-foot setback from the north and south property lines.

Section 36-502 requires 1.5 parking spaces per unit. Each unit will contain a one (1)-car garage with an additional parking space in the driveway, and staff feels the parking is sufficient to serve the use.

The development will include a retaining wall to be constructed five (5) feet from the north property line. All retaining walls must comply with City Code and be approved by the Planning & Development Engineering Division.

A dumpster will be installed in the eastern portion of the site. Any dumpster installed must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

Screening and land use buffers will be required for the north/south and east/west perimeters of the site.

The applicant did not provide a signage plan at this time. All signs must comply with Section 36-552 of the City's Zoning Ordinance (signs permitted multi-family zones).

All sight lighting must be low-level and directed away from adjacent properties.

The Planning Commission reviewed this request at their February 8, 2024, meeting, and there was one (1) objector present. All owners of property located within 300 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.