

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 21, 2024 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled Sanchez Triplex PD-R, located at 1200 South Taylor Street (Z-9964).</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 0.46-acre property, located at 1200 South Taylor Street, be rezoned from O-1, Quiet Office District, to PD-R, Planned Development – Residential, to allow for the development of a triplex.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 11 ayes, 0 nays and 0 absent.
BACKGROUND	<p>The applicant is proposing to rezone a 0.46-acre site from O-1, Quiet Office District, to PD-R, Planned Development – Residential, to allow for the development of a triplex. The property consists of three (3) separate parcels and a residential structure sited across the entire property. The proposal is to use the property as a triplex development, with access to all three (3) units from South Taylor Street.</p> <p>The general area contains R-2, Single-Family District, and R-3, Single-Family District, zoning to the west and south, and commercial to the east and north. The Future Land Use shows this property as office use.</p>

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their April 11, 2024, meeting, and there were no objectors present. All owners of property located within 300 feet of the site, as well as 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.