

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 7, 2020 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development and establishing a Planned Residential District – titled Lot 9R and AR Capitol View Addition Short-Form PRD, located at 321 Rice Street. (Z-9505)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The applicant is requesting that the property located at 321 Rice Street be rezoned from R-3, Single-Family District, and I-2, Light Industrial District, to PRD, Planned Residential District, to allow for the construction of two (2) single-family residences.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the PRD zoning. The Planning Commission voted to recommend approval by a vote of 10 ayes, 0 nays and 1 absent.
BACKGROUND	The applicant is proposing to construct two (2) single-family residences on this property. The property would be replatted to create two (2) lots of the same width. This project contains 0.22 acres and is located at 321 Rice Street. Most of the parcel is zoned R-3, Single-Family District, and a small portion is zoned I-2, Light Industrial District.

**BACKGROUND
CONTINUED**

Each residence is proposed to be two (2)-stories and to contain 1,485 square-feet of living area. The proposed homes would be set back twenty-five (25) feet from the right-of-way of Rice Street. The side-yard setbacks are shown as 7.5 feet, and the rear setback would be the standard single-family residential measurement of twenty-five (25) feet. Access from Rice Street would be via a concrete driveway situated generally at the northwest corner of the home.

The Planning Commission reviewed this request at their May 14, 2020, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as the Capitol View-Stifft Station Neighborhood Association, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.