

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 19, 2023 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance approving a Planned Zoning Development titled SMH Care and Services PD-R located at 2222 South Chester Street (Z-9808).</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution</p>	<p>Bruce T. Moore City Manager</p>
SYNOPSIS	<p>The applicant is requesting that the 0.16-acre property, located at 2222 South Chester Street, be rezoned from R-4, Two-Family District, to PD-R, Planned Development – Residential, to allow for the existing building to be converted to an eight (8) unit apartment facility.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<p>Staff recommends approval of the PD-R rezoning request. The Planning Commission voted to recommend approval by a vote of 8 ayes, 0 nays, 1 absent and 2 open positions.</p>	
BACKGROUND	<p>The applicant proposes to rezone 0.16-acre site located at 2222 South Chester Street from R-4, Two-Family District, to PD-R, Planned Development – Residential to allow for the development of an eight (8) unit apartment facility.</p> <p>The site is currently a three (3)-unit apartment facility, and the applicant is proposing to have eight (8) rental units with their own full bathroom with a tenant accessible common kitchen and dining room. Manager will be on-site. The property is a contributing structure to the Governor's Mansion Historic District, and is located just outside the Capitol Zoning District.</p>	

**BACKGROUND
CONTINUED**

Surrounding the application area in all directions is shown as Residential Low Density (RL) with mostly single-family homes, a few duplexes and three (3)-unit apartments. The City's Future Land Use Plan designates this property as RL.

The rear of the property will be upgraded for a well-defined off-street parking area (six (6) spaces) and will be surrounded by a six (6)-foot all opaque wood fence (finish side out). On-street parking (max. five spaces) along West 23rd Street shall supplement the total parking requirements, of twelve (12) spaces (Section 36-502 of the City's Zoning Ordinance). Staff believes the proposed parking plan will be sufficient to serve the proposed use.

The applicant is not proposing any signage at this time. Any signage shall comply with Section 36-551 of the City's Zoning Ordinance.

Any new lighting shall be low-level and directed away from adjacent properties.

The applicant provided responses and additional information to all issues raised during staff's review of the application. The applicant is requesting no variances with the PD-R zoning.

The applicant notes that standard City of Little Rock garbage collection will continue to be used.

The Planning Commission reviewed this request at their August 10, 2023, 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.