

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 3, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Bella Rosa Place Subdivision Short-Form PD-R, located on the northeast corner of Taylor Loop Road and Bella Rosa Drive. (Z-9075)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

SYNOPSIS	The request is a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the creation of seventeen (17), zero lot line, single-family lots.
FISCAL IMPACT	None.
RECOMMENDATION	Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R zoning by a vote of 9 ayes, 0 nays and 2 absent.
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PD-R request at its October 6, 2015, meeting and there were registered objectors present. All property owners located within 200 feet of the site along with the Tulley Cove Property Owners Association and the Westchester Neighborhood Association were notified of the public hearing.
BACKGROUND	The plan indicates the placement of a twenty (20)-foot front-yard setback and a twenty (20)-foot rear-yard setback for the proposed lots. The site plan indicates one (1) of the side yards for a number of the lots with a zero setback.

**BACKGROUND
CONTINUED**

The remainder of the side yards are indicated at five (5) feet. The plat includes the placement of a ten (10)-foot no right of vehicular access easement along the side and rear yards which abut Bella Rosa Drive and Taylor Loop Road.

The homes are proposed as one (1) and two (2)-story homes with a maximum building height of thirty-five (35) feet. The homes will be constructed of a combination of materials including brick, stone and siding veneer with architectural shingled roofs.

The applicant has indicated fences will be placed per the typical criteria of the R-2, Single-Family District. The applicant has also indicated the buildable areas indicated on the site plan are for the homes. Within the rear yard accessory structures will be allowed per the typical development standards of the R-2 zoning with regard to setbacks, building coverage and separation requirements.

A new public street is proposed for the development. The street is indicated with access from Bella Rosa Drive. The street is proposed as a twenty-six (26)-foot pavement width located in a fifty (50)-foot right-of-way. 567.64 linear-feet of new street is proposed. The plan does not include the placement of a sidewalk within the subdivision.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.