

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

**BOARD OF DIRECTORS COMMUNICATION  
DECEMBER 3, 2018 AGENDA**

| <b>Subject:</b>  | <b>Action Required:</b>                  | <b>Approved By:</b>                    |
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| <p>An ordinance establishing a Planned Zoning District titled 1417 Kavanaugh Boulevard Revised Short-Form PD-R, located at 1417 Kavanaugh Boulevard. (Z-9208-A)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p>√ <b>Ordinance</b><br/>Resolution</p> | <p>Bruce T. Moore<br/>City Manager</p> |

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| <b>SYNOPSIS</b>       | The request is to rezone the property from PD-R, Planned Development – Residential, to Revised PD-R Planned Development – Residential, to allow for the conversion of the principal dwelling back to a single-family dwelling and the rear structure to an accessory dwelling.  |
| <b>FISCAL IMPACT</b>  | None.   |
| <b>RECOMMENDATION</b> | Staff recommends approval of the requested PD-R zoning. The Planning Commission voted to recommend approval of the PD-R by a vote of 11 ayes, 0 nays and 0 absent.  |
| <b>BACKGROUND</b>     | On June 6, 2017, the Board of Directors passed Ordinance No. 21,420 rezoning this property from R-3, Single-Family District, to PD-R, Planned Development – Residential, to recognize an existing, non-conforming four-plex and duplex located on the property. The four-plex had been burned beyond 50% of the reconstruction cost of the building and the rezoning was required before the structure could be reconstructed. This new applicant is now proposing to revise the previously-approved PD-R to allow for the conversion |

**BACKGROUND  
CONTINUED**

of the main house back into a single family residence for their occupancy and to allow the rear structure to serve as an accessory dwelling; reducing the number of units on the site from six (6) to two (2). The applicant is also proposing to construct an eleven (11)-foot by twenty (20)-foot carport and a twenty-two (22)-foot by twenty-four (24)-foot garage at the rear of the property; connected to the accessory dwelling/structure. The allowable rear-yard area coverage for accessory structures under the Hillcrest Design Overlay District is 40%. With the addition of the carport and garage, the proposed rear yard coverage will be 72% +/-.

Staff is supportive of the requested revised PD-R. Returning the main structure back to a single-family residence should be viewed as a positive development. Allowing an accessory dwelling is compatible with development in the neighborhood. The proposed rear-yard area coverage is not out of character with other lots in the general area. The applicant submitted a revised site plan indicating the required three (3)-foot side-yard setback for the proposed new garage.

The Planning Commission reviewed the PD-R request at its November 1, 2018, meeting, and there were no objectors present. Notice had been sent to all owners of properties located within 200 feet of the site and the Hillcrest Residents Neighborhood Associations. See the Planning Commission minute record for specifics on the development and staff's analysis.