

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 2, 2017 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled 5615 L Street Short-Form PD-R, located at 5615 L Street. (Z-9245)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The applicant is requesting a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the placement of an accessory dwelling and occasionally a home office. The site is located within the Hillcrest Design Overlay District (DOD). This development exceeds the allowable rear-yard coverage per the DOD.
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 10 ayes, 0 nays and 1 absent.
BACKGROUND	The applicant is proposing to construct an addition to the existing accessory building containing 670 square-feet. The property is located within the Hillcrest Design Overlay District (DOD) which has development criteria related to setbacks and in this case rear-yard coverage. The DOD states accessory building coverage within the twenty-five (25) foot setback from the rear property line shall be no more than 40% of the area in that section.

**BACKGROUND
CONTINUED**

Based on the lot width the maximum rear-yard coverage allowed per the DOD is 700 square-feet. The addition to the accessory dwelling and the existing accessory dwelling results in a rear yard coverage of 1,193.5 square-feet, or 68.2%.

The Planning Commission reviewed the proposed PD-R request at its August 31, 2017, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Prospect Terrace Association Inc. were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.