

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

**BOARD OF DIRECTORS COMMUNICATION
FEBRUARY 6, 2018 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 71 Hunters Green Circle Revised Short-Form PD-R, located at 71 Hunters Green Circle. (Z-4451-F)</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 developer is proposing to revise the previously-approved PD-R, Planned Development - Residential, to allow for the construction of a sunroom within the previously-proposed building setback.
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 11 ayes, 0 nays and 0 absent.
BACKGROUND	<p>On April 18, 1995, the Board of Directors adopted Ordinance No. 16,872, establishing Hunters Green PD-R. The approved development included fifty (50) single-family lots and a large common area. Also included in the development was a six (6)-foot high brick fence, built around the perimeter of the property.</p> <p>On June 2, 1998, the Board of Directors approved Ordinance No. 17,736, to allow the revision of the PD-R, Planned Development – Residential, for the six (6)-foot brick wall behind Lots 9, 10 and 11 (located in the northeast portion of the development) to be increased to nine (9) feet.</p>

**BACKGROUND
CONTINUED**

On June 25, 2005, the Board of Directors adopted Ordinance No. 19,335, to allow a revision to the PD-R to allow for the construction of a sunroom with a solid faced wall within the previously-proposed building setback for the home located at 79 Hunters Green Circle.

On August 6, 2007, the Little Rock Board of Directors adopted Ordinance No. 19,791, which allowed a revision to a previously-approved Planned Residential Development (PRD) to allow for the construction of a gazebo adjacent to a twelve (12)-foot by forty (40)-foot deck within the rear-yard of the home located at 1219 Eagle Point Drive.

Ordinance No. 20,765, adopted by the Little Rock Board of Directors on August 27, 2013, allowed a replat of Lot 18 Hunters Green Addition to the City of Little Rock.

According to the applicant, the replat was necessary due to the unusual shape of the lot, being pie-shaped and because of the Utility Easements to the north and east of the property. The owner desired to build a home of approximately 2,800 square-feet on one (1) level. The revision to the PRD would allow a twenty (20)-foot rear platted setback in-lieu of a twenty-five (25)-foot platted rear setback. The request also included a side-yard setback on the south property line of five (5) feet as opposed to the ten (10)-foot platted building setback. The home located adjacent to the proposed new construction was located 8.5 feet from the property line which would allow 13.5 feet of separation for the two (2) homes. All other provisions of the approved PRD and the Bill of Assurance were to remain in effect for the new construction.

The Developer is now proposing to revise the previously-approved PD-R to allow for the construction of a sunroom within the previously-proposed building setback. The previous approval allowed for the construction of screened porches and patios within the building setback, but did not allow for the construction of heated and cooled space. The new space is proposed as an eight (8) foot by twenty-four (24)-foot sunroom.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed the proposed PD-R request at its January 11, 2018, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Hunters Green Property Owners Association 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.