

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 18, 2019 AGENDA**

<p>Subject:</p> <p>Approval of the Heights Landscape Design Overlay District</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
<p>SYNOPSIS</p> <p>FISCAL IMPACT</p> <p>RECOMMENDATION</p> <p>BACKGROUND</p>	<p>To approve the creation of the Heights Landscape Design Overlay District.</p> <p>None.</p> <p>Staff recommends approval. The Little Rock Planning Commission voted 10 ayes, 0 nays and 1 absent to recommend creation of the District.</p> <p>Planning & Development Staff has been working with a committee of the Heights Neighborhood Association since September 2017 on development issues. Of the different topics discussed, the issue of trees was chosen to be the subject of the proposed Design Overlay District (DOD). Staff responded to a list of points submitted in August 2018 to draft the proposed ordinance, and the Committee suggested some changes to the DOD. All changes to the proposed ordinance as presented to the Planning Commission were approved by the neighborhood association's committee.</p> <p>The DOD's main goal is to have trees retained or planted in the front yards and those with corner lots to also retain or plant trees along that side street when new houses are built and additions to existing structures occur.</p>	

**BACKGROUND
CONTINUED**

A list of approved trees is included in the ordinance that has a mixture of native and non-native trees. Differing heights, deciduous, and evergreen trees are listed as well as a listing of trees that are suitable for planting under or near utility lines. Trees are to be maintained over time to promote health of the trees and promote shade. Any tree required by this section that is removed is required to be replaced within six (6) months. Existing trees that are onsite that qualify as a “Preserved Tree” as defined in Chapter 15 shall be credited as fulfilling this ordinance in a one to one ratio.

The locations of the new trees are to be in the front-yard setback and the side-yard setback for those with corner lots. This will not reduce the size of any proposed house or addition.

This proposed ordinance is not retroactive and only affects future (after the date of adoption) residential additions or new construction.