

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 2, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled I and J Streets Revised Short-Form PD-R (Z-6883-C), located at 5209 J Street and 5212 I Street.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p style="text-align: center;">√Ordinance Resolution Approval Information Report</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The request is an amendment to the previously-approved PD-R, Planned Development – Residential, to allow for the construction of a new single-family home on this existing substandard lot located within the Hillcrest Design Overlay District area.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<p>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.</p>	
<p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The Planning Commission reviewed the proposed PD-R request at its August 7, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Hillcrest Residents Neighborhood Associations were notified of the Public Hearing.</p>	

BACKGROUND

A parking area located to the rear of the site was to be upgraded with new paving to provide parking for the new construction. The parking was located behind the six (6)-unit apartment building and contained sixteen (16) parking spaces which were accessed from J Street. Four (4) garage parking spaces were located on-site with the six (6)-unit apartment development.

The Board of Directors adopted Ordinance No. 18,379 on October 17, 2000, allowing the rezoning of the site to PD-R. A Future Land Use Plan amendment was also filed to change the site from Single-Family and Low Density Residential to Multi-Family. This application request was denied by the Planning Commission at their January 8, 2009, public hearing and was not appealed to the Board of Directors, and the four (4)-plex was not constructed.

Ordinance No. 20,072, adopted by the Little Rock Board of Directors on February 3, 2009, allowed a revision to the previously-approved PRD, Planned Residential District, to allow for the creation of two (2) lots and the construction of a single-family home on each of the lots. The site plan approved allowed for buildable areas for the proposed lots. The site plan indicated the new homes would closely match the design criteria of the Hillcrests Design Over District. The lots were proposed approximately forty-four (44) feet by eighty-five (85) feet for a total lot area of 3,740 square-feet. The front-yard setback approved allowed a twenty (20)-foot front-yard setback, a twenty-five (25)-foot rear-yard setback and a five (5)-foot side-yard setback with a building envelope of forty (40) feet by thirty-four (34) feet, or 1,360 square-feet. The total height, total lot coverage, the floor area ratio were to comply with the Hillcrest Design Overlay District (DOD) requirements at the time of building permit. There was no change to the developed site located on J Street proposed. This development did not occur.

The applicant is now proposing to revise the previously-approved PD-R to allow for the construction of a single-family home on the lot located along I Street. The lot has approximately eighty-eight (88) feet of frontage on I Street and is seventy-two (72) feet deep along the eastern perimeter and ninety-one (91) feet deep along the western

**BACKGROUND
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perimeter. The total lot area is approximately 6,358 square-feet. The site plan indicates a building envelope of 3,142 square-feet. The front-yard setback is indicated at fifteen (15) feet. The side-yards are indicated at five (5) feet and the rear-yard is 13.6 feet along the eastern perimeter flaring to 23.6 feet along the western perimeter.

No change is proposed to the developed site located on J Street.

The applicant has indicated the development will comply with the development standards of the Hillcrest DOD with regard to building height, floor area ratio and lot coverage. The home located along the eastern perimeter sits eighteen (18) feet from the front property line. The home along the western perimeter sits thirty-eight (38) feet from the front property line. The applicant is proposing to place the front of the house at fifteen (15) feet and allow a five (5)-foot landscape wall and entry feature to extend to within ten (10) feet of the front property line.

The property is located within the Hillcrest DOD, which has specific development criteria related to setbacks, lot coverage, floor area ratio and maximum building height. The ordinance states property, if for any reason, that cannot be developed without violating the standards of the DOD shall be reviewed through the planned zoning district section of the zoning ordinance, with the intent to devise a workable development plan which is consistent with the purpose and intent of the overly ordinance.

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