

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

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

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Newburn Revised Short-Form PD-R (Z-8939-A), located at 4124 Fairview Road.</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	<p>The applicant is proposing to amend the previously-approved PD-R, Planned Development – Residential, to allow a front-yard encroachment into the fifteen (15)-foot front building setback established by the Hillcrest Design Overlay District.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<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 11 ayes, 0 nays and 0 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-R request at its October 30, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the Hillcrest Residents Association were notified of the Public Hearing.</p>	
BACKGROUND	<p>Ordinance No. 20,890, adopted by the Little Rock Board of Directors on June 17, 2014, approved a rezoning from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the addition of an accessory dwelling within the rear-yard area of the site.</p>	

**BACKGROUND
CONTINUED**

The property is located within the Hillcrest Design Overlay District (DOD). All other aspects of the approval were in compliance with the minimum DOD standards.

The applicant is now proposing to amend the previously-approved PD-R to allow a front yard encroachment into the fifteen (15)-foot front building setback established by the DOD. The renovation plans include upgrading the existing structure to bring the electrical and plumbing up to current code as well as aesthetic upgrades to the exterior of the home. Renovations to the interior of the home include changing the existing attached garage into a master bedroom/bathroom converting the existing porch into living space and adding a new porch. Once the final design of the front porch was completed a triangular corner extends into the fifteen (15)-foot front building setback. The area of encroachment appears to be less than 100 square-feet. The proposed modifications to the existing home will increase the square-footage from approximately 1,400 square-feet to 2,535 square-feet.

As indicated the proposal includes converting the existing garage into living space. The applicant desires to maintain covered parking and is proposing the placement of a detached garage on the property within the rear yard area adjacent to Wait Street. The garage will include a residence on the second level for an accessory dwelling. There are no changes to the proposed garage or accessory dwelling from the June 17, 2014, approval.

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