

FILE NO.: Z-4451-F

NAME: 71 Hunters Green Circle Revised Short-form PD-R

LOCATION: Located at 71 Hunters Green

DEVELOPER:

River Rock Builders, LLC
P.O. Box 242689
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Central Arkansas Engineering
1012 Autumn Road, Suite #2
Little Rock, AR 72211

AREA: 0.25 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 19 – Chenal

CENSUS TRACT: 42.19

CURRENT ZONING: PRD

ALLOWED USES: Single-family

PROPOSED ZONING: Revised PRD

PROPOSED USE: Allow an enclosed sunroom on the rear of the home

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On April 18, 1995, the Board of Directors adopted Ordinance No.16,872 establishing Hunters Green PD-R. The approved development included 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.

On June 2, 1998, the Board of Directors approved Ordinance No. 17,736 to allow the revision of the PD-R 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.

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 the construction of a gazebo adjacent to a 12-foot by 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 20-foot rear platted setback in-lieu of a 25-foot platted rear setback. The request also included a side yard setback on the south property line of 5-feet as opposed to the 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.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The developer is now 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. 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 24-foot sunroom.

B. EXISTING CONDITIONS:

The site contains an existing single-family structure accessed by Hunters Green Circle. The area has developed with single-family homes of approximately 2,500 square feet and roughly 5,700 square foot lot sizes. The development is surrounded by a six (6) foot wall. There are single-family homes located to the north and northeast of the site.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Hunters Green Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. SUBDIVISION COMMITTEE COMMENT: (December 20, 2017)

The applicant was not present. Staff presented an overview of the item stating there were no outstanding technical issues in need of addressing related to the site plan. Staff stated the applicant was seeking approval to allow an enclosed porch to be fully enclosed via a sunroom. Staff stated the original approval allowed porches within the rear yard setback but did not allow heated and cooled space such as the proposed sunroom. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

F. ANALYSIS:

There were no outstanding technical issues associated with the request in need of addressing via a revised site plan from the December 20, 2017, Subdivision Committee meeting. The request is to allow for a revision to a previously approved PD-R, Planned Residential Development to allow 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 24-foot sunroom.

Staff feels the revision is appropriate and should have no adverse impact on the surrounding neighborhood if constructed as proposed. To staff's knowledge there are no outstanding issues associated with the proposed request. Staff is supportive of the request to amend the existing PD-R to allow the placement of a sunroom within the rear yard setback.

G. STAFF RECOMMENDATION:

Staff recommends approval of the request to allow the placement of the proposed sunroom within the rear yard setback.

PLANNING COMMISSION ACTION: (JANUARY 11, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to allow the placement of the proposed sunroom within the rear yard setback. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.