

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 5, 2016 AGENDA**

| <b>Subject:</b>   | <b>Action Required:</b>  | <b>Approved By:</b>                    |
|---|--|--|
| <p>An ordinance establishing a Planned Zoning District titled Harkins Revised Short-Form PD-R, located at 5213'I' Street. (Z-6883-E)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p> | <p>√ <b>Ordinance</b><br/>Resolution<br/>Approval<br/>Information Report</p>   | <p>Bruce T. Moore<br/>City Manager</p> |
| <b>SYNOPSIS</b>   | <p>The request is to revise the previously-approved PD-R, Planned Development - Residential, to allow the construction of a covering over an existing deck.</p>  |  |
| <b>FISCAL IMPACT</b>  | <p>None.</p>   |  |
| <b>RECOMMENDATION</b>   | <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 10 ayes, 0 nays and 1 absent.</p>   |  |
| <b>BACKGROUND</b>   | <p>Ordinance No. 20,999 adopted by the Little Rock Board of Directors on March 3, 2015, allowed a revision to the previously-approved PD-R, Planned Development – Residential. The approval allowed an increase in the allowable floor area ratio for the new home. The site plan as originally presented included the construction of a carport for the home. The homeowner desired to enclose the carport and construct a garage instead. Once the carport became enclosed the square footage as per the Hillcrest Design Overlay District (DOD) was calculated differently and the floor area ratio of the home exceeded the 50% allowed per the DOD.</p> |  |

**BACKGROUND  
CONTINUED**

The applicant now proposes to amend the previously-approved Planned Development Residential, PD-R, to allow a cover over the existing at grade deck. The applicant has indicated the cover will be open air and placed directly on top of the deck. The deck is located eight (8) feet, six (6) inches from the rear property line. The deck is located six (6) feet from the western property line. The structure height is seventeen (17) feet, ten (10) inches to the peak and eleven (11) feet, ten (10) inches to the top plate. The covering is proposed with wood beams and two (2)-foot x four (4)-foot wood sheathing spaced two (2) inches apart.

The Planning Commission reviewed the proposed PD-R request at its February 25, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Hillcrest Residents Neighborhood 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.