

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

**BOARD OF DIRECTORS COMMUNICATION
MAY 6, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Ibsen Short-Form PD-R (Z-8926), located at 905 North Spruce Street.</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The request is a rezoning from R-2, Single-Family, to PD-R, Planned Development - Residential, to allow for the construction of a garage with an accessory living quarters on the second level within the rear-yard area of this existing home located within Hillcrest.</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 requested PD-R zoning by a vote of 11 ayes, 0 nays and 0 absent.</p>	
<p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The Planning Commission reviewed the proposed PD-R request at its April 3, 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 Association were notified of the Public Hearing.</p>	

BACKGROUND

The request is a rezoning from R-2, Single-Family, to PD-R, Planned Development – Residential, to allow for the construction of a garage with an accessory living quarters on the second level within the rear-yard area of this existing home located within Hillcrest. The construction of the garage does not exceed the rear-yard lot coverage typically allowed by the Hillcrest Design Overlay District (DOD). The lot coverage is 23.8%. The Hillcrest DOD allows maximum rear-yard lot coverage of 40%.

The property is located within the Hillcrest DOD which has specific development criteria. 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. To allow the accessory living quarters within the R-2 Zoning District requires a rezoning or a conditional use permit. The applicant has elected to rezone the site to a PD-R to allow the accessory living quarters.

All other aspects of the proposed construction comply with the typical standards of the Hillcrest DOD. Staff is supportive of the request. Staff does not feel the placement of the garage within the rear-yard area with the accessory living quarters will adversely impact the area. The garage is proposed with parking for two (2) vehicles and the existing drive can also accommodate two (2) additional vehicles.

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