

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

**BOARD OF DIRECTORS COMMUNICATION
JUNE 17, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Little House Little Rock, LLC Short-Form PD-R (Z-8936), located at 5318 A 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 a rezoning from R-2, Single-Family, to PD-R, Planned Development – Residential, to allow a lot split and the construction of new single-family homes on the individual lots.</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 May 15, 2014, meeting, and there was one (1) registered objector 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>	
<p style="text-align: center;">BACKGROUND</p>	<p>The request is a rezoning from R-2, Single-Family, to PD-R, Planned Development – Residential, to allow a lot split and the construction of new single-family homes on the individual lots.</p>	

**BACKGROUND
CONTINUED**

The property is located within the Hillcrest Design Overlay District (DOD) boundaries. The Hillcrest DOD 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.

The homes will be constructed in cottage-craftsman style and have a particular emphasis on sustainability. The homes will be wood frame construction on concrete slab-on-grade, with typical continuous footing. Exterior wall cladding is to be either vinyl siding or engineered wood siding. Windows are to be vinyl, double hung, awning and/or casement type. Trim is proposed as vinyl or wood. The roofing material is proposed as architectural shingles.

The lots as proposed are 24.86 feet by 132.5 feet. The DOD does not have specific development criteria related to lot size. The property is currently zoned R-3, Single-Family, which if developed as a new lot would require a minimum lot size of 5,000 square-feet. The development as proposed does comply with the provisions of the Hillcrest DOD.

The new homes are proposed with 450 square-feet of floor area with seventy-five (75) square-feet of enclosed storage. This results in each lot being developed with a total of 525 square-feet of enclosed area. Each lot will contain 3,311.8 square-feet for a floor area ratio of 0.16. The development is proposed for the future placement of accessory buildings and/or carport structures. The accessory building coverage in the rear-yard twenty-five (25) feet is 34.2 square-feet resulting in a 5% percent rear yard coverage. The grade plan for the lot is 291 feet 8 ½-inches AMSL. The highest elevation of the house is 305 feet 11 ½-inches AMSL.

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