

**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 Newbern Short-Form PD-R (Z-8939), 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>
<p style="text-align: right;">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 new single-family home with an accessory dwelling within the Hillcrest Design Overlay District area.</p>	
<p style="text-align: right;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: right;">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: right;">CITIZEN PARTICIPATION</p>	<p>The Planning Commission reviewed the proposed PD-R request at its May 15, 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>	
<p style="text-align: right;">BACKGROUND</p>	<p>The applicant is requesting a rezoning of the site from R-2, Single-family to PD-R to allow the addition of a garage structure, with an accessory living space on the second level and an addition to the existing home located at 4124 Fairview Road. The property is located within the Hillcrest Design Overlay District (DOD). The applicant has indicated the proposed garage will be constructed with a maximum building height of eighteen (18) feet.</p>	

**BACKGROUND
CONTINUED**

The lot has a slope running from northwest to southeasterly. In the location of the garage the highest point is 100.9-feet AMSL falling to 94.7-feet AMSL. The new construction on the residential structure will be single-story construction and match roofline of the existing home.

The floor area ratio for a home located on a lot containing over 8,000 square-feet is 0.37 for structures with a single level and 0.50 for structures with more than one (1) level. The lot contains 15,323 square-feet. The house is proposed with 2,265 square-feet, the first floor of the garage containing 672 square-feet and the second level also containing 672 square-feet. The floor area ratio for the site is 0.24.

The maximum lot coverage allowed per the DOD is 50% for lots in excess of 4,500 square-feet. This includes all structures under roof. The lot coverage as proposed is 19%.

The front-yard setback is to be located at fifteen (15) feet, or within a 10% variation of the adjacent homes. The applicant has indicated the front-yard setback will be fifteen (15) feet and based on the survey provided this will align with the adjacent homes within the variation allowed per the DOD.

The development as proposed does comply with the provisions of the Hillcrest DOD. The applicant chose to file a PD-R, Planned Development - Residential, request to allow the proposed accessory living quarters.

The building is proposed with hardi-board siding, vinyl casement windows and an asphalt shingle roof. Wood stairs on the exterior of the building will be used to access the second level. The building will be constructed along the alley with a zero setback as allowed per the R-2, Single-Family, Zoning District.

The request includes the allowance of an accessory living quarters on the second level of the garage structure. The property is zoned R-2, which requires approval to allow the second residence on the property. Fencing is proposed consistent with fencing allowed in the R-2 Zoning District.

**BACKGROUND
CONTINUED**

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

