

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

**BOARD OF DIRECTORS COMMUNICATION
AUGUST 5, 2014 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Borne Short-Form PD-R (Z-8949), located at 4422 "I" 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 use of an existing detached garage as an office for the homeowner. The property is located within the Hillcrest Design Overlay District.</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 10 ayes, 0 nays and 1 absent.</p>	
<p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The Planning Commission reviewed the proposed PD-R request at its June 26, 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: center;">BACKGROUND</p>	<p>The request is a rezoning from R-2, Single-Family, to PD-R, Planned Development – Residential, to allow for the use of an existing detached garage as an office for the homeowner. The upper level of the existing garage will be converted to serve as the homeowner’s architectural office. The lower level will be used as storage for the homeowner.</p>	

**BACKGROUND
CONTINUED**

The property is located within the Hillcrest Design Overlay District. The Hillcrest Design Overlay District 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. Section 36-253(b.6.a) defines the parameters in which a home occupation is permitted. The ordinance states home occupations shall be permitted that will not involve accessory buildings. The applicant is proposing to not place the home occupation within the primary structure on the site, thus the need for the PD-R zoning request.

The approval for the architectural office is limited to the current property owner and his occupancy of the primary residence and the use as an architectural office is not transferable to a future property owner.

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