

**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 Vick Short-Form PD-R (Z-8951), located at 1510 South Schiller 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 style="text-align: center;">FISCAL IMPACT</p> <p style="text-align: center;">RECOMMENDATION</p> <p style="text-align: center;">CITIZEN PARTICIPATION</p> <p style="text-align: center;">BACKGROUND</p>	<p>The applicant is proposing to rezone the site from R-3, Single-Family, to PD-R, Planned Development – Residential, to allow an attached garage to be located within the rear-yard setback. The property is located within the Central High Design Overlay District.</p> <p>None.</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 8 ayes, 0 nays and 3 absent.</p> <p>The Planning Commission reviewed the proposed PD-R request at its June 26, 2014, meeting, and there were registered objectors present. All property owners located within 200 feet of the site along with the Central High Neighborhood Association were notified of the Public Hearing.</p> <p>The applicant is proposing to rezone the site from R-3, Single-Family, to PD-R, Planned Development – Residential, to allow an attached garage to be located within the rear-yard setback. The applicant has constructed the attached garage to the existing home located at 1510 South Schiller Street without the proper setback as typically required per the zoning district.</p>	

BACKGROUND

For R-3, Single-Family, zoned property the zoning ordinance typically requires a structure to be located no nearer than twenty-five (25) feet from the rear property line. The applicant has constructed the garage with a six (6)-foot rear-yard setback.

The property is located within the Central High Design Overlay District. The Central High Design Overlay District has specific development criteria related to setbacks, design, orientation, etc. 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. Based on the rear-yard setback the applicant must seek the rezoning to allow the encroachment as currently exists.

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