

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

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 6, 2016 AGENDA**

<p>Subject:</p> <p>An ordinance establishing a Planned Zoning District titled Longleaf Cove Lot 24 Revised Short-Form PD-R, located at 2 Longleaf Cove. (Z-8233-B)</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">√ Ordinance Resolution Approval Information Report</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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SYNOPSIS	The homeowner of Lot 24 is proposing to revise the previously-approved PD-R, Planned Development Residential, to allow for the construction of a room/covered porch and the future construction of a pergola. Both proposed structures are located within the rear-yard setback.
FISCAL IMPACT	None.
RECOMMENDATION	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.
BACKGROUND	The applicant has indicated the porch will be constructed over an existing concrete patio area. The area to be enclosed for the porch is approximately fifteen (15) feet x fifteen (15) feet. The new porch will be located 13.4 feet from the northern property line and will not encroach into the twenty-five (25)-foot platted side-yard setback along the eastern property line, South Katillus Road.

**BACKGROUND
CONTINUED**

The area will include the placement of an outdoor fireplace. The applicant has indicated the existing patio is a step down from the current finished floor of the home. The applicant is proposing to construct the new porch at floor level with the existing home.

The proposed pergola will be placed over a second existing concrete patio area. The future construction of the pergola will be at ground level. Stairs from the new screen porch will allow access to the new at grade patio area. The pergola is proposed on a twelve (12)-foot x fifteen (15)-foot slab and is located approximately thirteen (13) feet from the northern property line

The Planning Commission reviewed the proposed PD-R request at its August 11, 2016, meeting and there were no registered objectors present. All property owners located within 200 feet and the Katillus Court Property Owners Association were notified of the public hearing. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.