

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

**BOARD OF DIRECTORS COMMUNICATION
MARCH 3, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled 5212 'I' Street Revised Short-Form PD-R (Z-6883-D), located at 5212 '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>

SYNOPSIS	The applicant is proposing a revision to the previously-approved PD-R, Planned Development – Residential, to allow an increase in the allowable floor area ratio for the new home.
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 10 ayes, 0 nays, 0 absent and 1 open position.
CITIZEN PARTICIPATION	The Planning Commission reviewed the proposed PD-R request at its January 29, 2015, 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.
BACKGROUND	Ordinance No. 20,928, adopted by the Little Rock Board of Directors on September 2, 2014, allowed a revision to the site plan for the home located on 'I' Street. The lot contained approximately 6,358 square-feet. The approved site plan indicated a building envelope of 3,142 square-feet.

**BACKGROUND
CONTINUED**

Ordinance No. 20,928, adopted by the Little Rock Board of Directors on September 2, 2014, allowed a revision to the site plan for the home located on 'I' Street. The lot contained approximately 6,358 square-feet. The approved site plan indicated a building envelope of 3,142 square-feet. The front-yard setback was approved at ten (10) feet. The side-yards were approved with a five (5)-foot setback and the rear-yard was approved with a 13.6-foot setback along the eastern perimeter flaring to 23.6 feet along the western perimeter. The applicant indicated the home would comply with the minimum standards of the Hillcrest Design Overlay District (DOD) with the exception of the front yard setback.

The applicant is now proposing a revision to the previously approved PD-R to allow an increase in the allowable floor area ratio for the new home. The site plan as originally presented included the construction of a carport for the home. The homeowner now wishes to enclose the carport and construct a garage instead. Once the carport becomes enclosed the square footage of the DOD is calculated differently and now the floor area of the home exceeds the 50% allowed per the DOD.

The property is located within the Hillcrest DOD, which 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.

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