

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

**BOARD OF DIRECTORS COMMUNICATION
JANUARY 20, 2015 AGENDA**

| Subject: | Action Required: | Approved By: |
|---|---|--|
| <p>An ordinance establishing the Little Rock Energy Improvement District and organizing the District's Board.</p> | <p style="text-align: center;">√Ordinance Resolution Approval Information Report</p> | <p style="text-align: center;">Bruce T. Moore City Manager</p> |
| SYNOPSIS | <p>An ordinance establishing the Little Rock Energy Improvement District and organizing the District's Board. The establishment of the District is authorized by Act 1074 of 2013 (codified at Arkansas Code Annotated 8-15-101 et seq.). It is the first step towards creating a Property Assessed Clean Energy (PACE) Program in Little Rock. The PACE Program will make financing available to real property owners for energy efficiency, clean energy, water conservation, and similar projects and improvements.</p> | |
| FISCAL IMPACT | <p>None. The establishment of the Little Rock Energy Improvement District and any resulting PACE Program will require no funding, generate no revenue, and result in no financial liability to the City.</p> | |
| RECOMMENDATION | <p>Approval of the ordinance.</p> | |
| CITIZEN PARTICIPATION | <p>In 2014, the Little Rock Sustainability Commission began studying the creation of a PACE Program in Little Rock. The Commission researched the creation of PACE Programs nationwide and met with various Little Rock City Officials, City Officials of Fayetteville, Arkansas, to discuss their PACE program and the Administrator of the PACE Program for St. Louis, Missouri. In addition, the Commission met with the Arkansas Advanced Energy Association, which was instrumental in advocating for the passage of Act 1074 of 2013.</p> | |

BACKGROUND

After researching existing programs, projects, and best practices, the Commission determined that creating a PACE Program in Little Rock would:

- Bring an innovative financing program that matches private funding with private landowners to Little Rock at no fiscal impact to Little Rock.
- Would promote energy efficiency, clean energy, water conservation, and similar projects - particularly projects that would otherwise not be financially feasible.
- Help Little Rock reduce its carbon footprint and greenhouse gas emissions.
- Promote a culture of responsible energy consumption and sustainability.
- Would generally promote and improve the public health and welfare of the citizens of Little Rock.

For these reasons, in May 2014, the Sustainability Commission unanimously recommended the creation of an energy improvement district and PACE Program as authorized by Act 1074 of 2013. Following the recommendation, members of the Sustainability Commission conducted follow-up meetings with the Mayor, Assistant City Manager, and City Manager regarding revisions to the proposed ordinance.

The Little Rock Energy Improvement District would be the third such district in Arkansas. Both Fayetteville and North Little Rock have formed energy improvement districts and are in the process of designing PACE Programs. The Fayetteville PACE Program officially launched on December 11, 2014.

**BACKGROUND
CONTINUED**

The applicant recently tore down an old single-family home which existed on the property and replaced it with a 13.63-foot by 60.92-foot single-wide manufactured home (2002 model). The manufactured home is currently vacant. Debris from the old home removal is located behind the manufactured home near the center of the overall property. The applicant has been in the process of removing the debris from the property.

The manufactured home exceeds the minimum required building setbacks from all property lines. The front setback will be approximately thirty-three (33) to thirty-five (35) feet after right-of-way dedication for Colonel Glenn Road. Other improvements including a front deck, carport, storage building, paved/gravel driveway and fencing are shown on the proposed site plan. All other improvements appear to meet ordinance requirements. The manufactured home will be required to meet the following siting criteria as per Section 36-262(d) (2) of the City's Zoning Ordinance:

- a. A pitched roof of three (3) in twelve (12) or fourteen (14) degrees or greater.
- b. Removal of all transport features.
- c. Permanent foundation.
- d. Exterior wall finished in a manner compatible with the neighborhood.
- e. Underpinning with permanent materials.
- f. Orientation compatible with placement of adjacent structures.
- g. Off-street parking per single-family dwelling standards.

Single-family residences, including manufactured homes, are located north, east and west of the subject property. Single-family residences, including manufactured homes, and undeveloped property are located to the south. A church is located further to the west. Commercial uses, zoned PCD, are located further east at the intersection of Colonel Glenn Road and Rocky Lane.

The City's Future Land Use Plan designates this property as Residential Low Density. The requested R-7A zoning does not require an amendment to the plan.

**BACKGROUND
CONTINUED**

Staff is supportive of the requested R-7A rezoning. Staff views the request as reasonable. The R-7A zoning is a single-family zoning which allows placement of one (1) single-wide manufactured home on the site. The R-7A zoning is also a site plan review zoning. All of the improvements shown on the applicant's site plan appear to comply with ordinance standards. The applicant will need to comply with the above-referenced siting criteria for manufactured homes as per Section 36-262(d) (2) of the City's Zoning Ordinance. Staff believes rezoning this property to R-7A to allow placement of one (1) single-wide manufactured home on the site will have no adverse impact on the adjacent properties or the general area.