

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

**BOARD OF DIRECTORS COMMUNICATION
OCTOBER 5, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Ballard Short-Form PD-R, located at 2016 North Van Buren Street. (Z-5661-B)</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	<p>The request is to revise the previously-approved PD-R, Planned Development - Residential, to allow for the construction of a new single-family residence on this lot.</p>	
FISCAL IMPACT	<p>None.</p>	
RECOMMENDATION	<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 11 ayes, 0 nays and 0 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-R request at its August 27, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Heights Neighborhood Association were notified of the Public Hearing.</p>	
BACKGROUND	<p>The item was before the Planning Commission at their July 16, 2015, public hearing. There were two (2) items associated with the request.</p>	

**BACKGROUND
CONTINUED**

The first was a request to abandon fifteen (15) feet of the public right-of-way for Kavanaugh Boulevard and the second a request to revise a previously-approved PD-R, Planned Development – Residential to allow for the redevelopment of this substandard lot with a single-family home. The Commission denied both requests. The applicant appealed the denial of both applications to the Board of Directors.

At the August 11, 2015, Little Rock Board of Directors Agenda Meeting, it was decided to return this application request back to the Planning Commission for review and consideration. Section 36-454(c) states the Board shall not consider an application that has been modified by the applicant to a design other than that reviewed by the Commission. The applicant has modified the site plan based on comments raised by a concerned neighbor and staff. Due to the modifications of the site plan reviewed by the Commission, the Board could not consider the request and is requesting the Commission review the site plan and the proposed revisions and provide a recommendation based on the new site plan.

The plan as originally submitted allowed a two (2)-foot front-yard setback along North Van Buren Street. The current request is to allow the front porch with a four (4)-foot front-yard setback and the remainder of the front wall with a five (5)-foot front-yard setback. This proposal allows the front of this new home to align with the side-yard setback of the home located to the north which fronts onto Stonewall Road. The request includes the allowance of a five (5)-foot side-yard setback on the northern and southern perimeters and a five (5)-foot rear-yard setback (western perimeter). The five (5)-foot rear-yard setback is to allow a covered outdoor patio and courtyard area. The covered patio is approximately nine (9) feet deep by eighteen (18) feet wide. The western wall of the home is located seven (7) feet from the rear property line along the northern portion of the covered patio area. The area south of the covered patio is thirteen (13) feet from the rear property line. The new construction is proposed with a brick exterior and an architectural asphalt shingled roof.

**BACKGROUND
CONTINUED**

The original approval of the PD-R allowed the creation of this lot which is seventy-one (71) feet wide and fifty (50) feet deep. Staff did not support the request before the Commission at their July 16, 2015, public hearing which included the abandonment of fifteen (15) feet of right-of-way for North Van Buren Street and the allowance of a two (2)-foot front-yard setback. The remainder of the setbacks have not changed. The request which is being returned to the Commission for consideration is to revise the PD-R site plan to allow a front-yard setback of four (4) feet for the covered porch which is ten (10) feet wide and the remainder of the home set at five (5) feet.

Staff has revisited the request and their recommendation for the reduced front-yard setback. As currently presented, the request allows the primary face of the home with a five (5)-foot front-yard setback which will be located in-line with the side-yard setback of the home located to the north. The home across North Van Buren Street appears to be constructed with a five (5)-foot side-yard setback with a garage located off North Van Buren Street which backs into the right of way as proposed by this request. Due to the width of the right-of-way for North Van Buren Street, staff feels the applicant's request for the reduced front-yard setback is acceptable and staff recommends approval of the request to allow a revision to the PD-R zoning subject to compliance with the comments and conditions as outlined in the agenda staff report.

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