

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

**BOARD OF DIRECTORS COMMUNICATION
NOVEMBER 17, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An ordinance establishing a Planned Zoning District titled Hunters Cove Lot 7R Revised Short-Form PD-R, located at 12719 Hunters Field Road. (Z-4633-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 applicant is requesting to amend the previously-approved PD-R, Planned Development – Residential, to allow for the construction of a storage garage as an addition to the existing residence.</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 9 ayes, 0 nays and 2 absent.</p>	
CITIZEN PARTICIPATION	<p>The Planning Commission reviewed the proposed PD-R request at its October 6, 2015, meeting and there were no registered objectors present. All property owners located within 200 feet of the site along with the Hunters Cove Property Owners Association, the Hunters Green Property Owners Association and the Marlowe Manor Property Owners Association were notified of the public hearing.</p>	
BACKGROUND	<p>The applicant is requesting to amend the previously-approved PD – R, Planned Development – Residential, to allow for the construction of a storage garage as an addition to the existing residence.</p>	

**BACKGROUND
CONTINUED**

The applicant is requesting to construct a 29.5-foot by twenty-five (25)-foot addition to the northwestern portion of the home. The addition is proposed as garage space and for storage of the homeowner's tools and equipment. Access to the garage will be from the existing driveway serving the home. The new construction will be located five (5) feet from both the northern and western property lines.

As a separate item on this agenda (G-24-048) the request includes the abandonment of an access easement platted with the original subdivision, but not constructed, to allow the garages of the homes in this portion of the subdivision to be accessed from the rear. This home was constructed with a side loaded garage accessed from Hunters Field Road. The access easement requested for abandonment runs the length of the western perimeter of the lot (119.20-feet) and along the northern perimeter of the lot (187.30-feet). The access behind this home and the homes to the east was not constructed by the developer and these homes driveways access Hunters Field Road.

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