

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

**BOARD OF DIRECTORS COMMUNICATION
JULY 7, 2015 AGENDA**

Subject:	Action Required:	Approved By:
<p>An Ordinance establishing a Planned Zoning District titled Metzger Short-Form PD-R (Z-9038), located at 4723 North Lookout Road</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>√ Ordinance Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>
<p style="text-align: center;">SYNOPSIS</p>	<p>The request is a rezoning from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the construction of a single-family home with a reduced setback as typically required per the Hillcrest Design Overlay District.</p>	
<p style="text-align: center;">FISCAL IMPACT</p>	<p>None.</p>	
<p style="text-align: center;">RECOMMENDATION</p>	<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 8 ayes, 0 nays and 3 absent.</p>	
<p style="text-align: center;">CITIZEN PARTICIPATION</p>	<p>The Planning Commission reviewed the proposed PD-R request at its June 4, 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.</p>	
<p style="text-align: center;">BACKGROUND</p>	<p>The applicant is requesting a rezoning from R-2, Single-Family District, to PD-R, Planned Development - Residential, to allow for the construction of a single-family home with a reduced setback as typically required per the Hillcrest Design Overlay District (DOD).</p>	

**BACKGROUND
CONTINUED**

The setback planned for the new construction meets the fifteen (15)-foot placement from the northern property line. The planned structure is located on a lot that was formerly the corner of North Spruce Street and North Lookout Road. As such, it is designed to lie in line with the other properties located in the 4700 Block of North Lookout Road, as typically required per the DOD.

With the closure of North Spruce Street and the division of the street to the adjoining properties, the setback of the neighboring property to the west must now be considered. The property, at 4805 North Lookout Road, has an unusually large setback from the street and adherence to the 10% rule of the DOD would force the developer to move the structure back to the extent that the new construction would face an extraordinary amount of excavation into the hillside. The downward slope of this area is the main reason that the last section of North Spruce Street was not complete and later abandoned as a public right-of-way.

In considering the setback of the other structures on the 4700 block of North Lookout Road the planned setback will align easily with those houses and will fall within any 10% variation. In addition, the virtual greenspace created by the wooded area that was Spruce Street provides a visual and esthetic buffer zone between the two lots. The request is to allow the leading (northern) end of the building within 10% of the setback of the adjoining neighbor located at 4719 North Lookout 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.