

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

**BOARD OF DIRECTORS COMMUNICATION  
AUGUST 15, 2017 AGENDA**

<p><b>Subject:</b></p> <p>An ordinance establishing a Planned Zoning District titled Wellborn Short-Form PD-R, located at 3901 North Lookout Road. (Z-9226)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p><b>Action Required:</b></p> <p style="text-align: center;">√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p><b>Approved By:</b></p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
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<b>SYNOPSIS</b>	The applicant is proposing a rezoning of the site from R-2, Single-Family District, to PD-R, Planned Development – Residential, to allow for the construction of an attached garage onto an existing home located at 3901 North Lookout Road, within the Hillcrest Design Overlay District.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	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.
<b>BACKGROUND</b>	<p>The site is located within the Hillcrest Design Overlay District (DOD), which has specific development criteria related to setbacks. The request includes the allowance of fencing, accessory structures, home occupations, etc. as typically allowed within the R-2, Single-Family District.</p> <p>Per the Hillcrest DOD, all setbacks are to comply with the underlying zoning district except the minimum front-yard setback for new principal structures or additions to principal structures in the R-2, R-3, and R-4, Single-Family Districts, shall be fifteen (15) feet in all instances.</p>

**BACKGROUND  
CONTINUED**

The home as currently constructed exceeds the fifteen (15)-foot front-yard setback. The garage addition also exceeds the fifteen (15)-foot front-yard setback. The rear-yard setback as currently constructed and the proposed garage addition do not meet the twenty-five (25)-foot rear-yard setback typically required per the R-2 District.

The Planning Commission reviewed the proposed PD-R request at its July 20, 2017, 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. Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.