

FILE NO.: Z-4633-B

NAME: Hunters Cove Lot 7R Revised Short-form PD-R

LOCATION: Located at 12719 Hunters Field Road

DEVELOPER:

Mark Pollack
P.O. Box 22717
Little Rock, AR 72221

ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 0.505 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: PD-R

ALLOWED USES: Single-family

PROPOSED ZONING: Revised PD-R

PROPOSED USE: Single-family add a storage building and eliminate an access easement along the southern and western perimeters.

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to amend the previously approved Planned Residential Development to allow the construction of a storage garage as an addition to the existing residence. The request also 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.

B. EXISTING CONDITIONS:

The home is located at the end of Hunters Field Road with the driveway located along the western perimeter of the lot. The subdivision was developed with private streets and a number of the lots have rear loaded garages. This lot and the lot located to the east were developed with driveway access from Hunters Field Road. This property owner has purchased two (2) lots and has a garden/courtyard area located on the eastern most lot. There is a six (6) foot brick wall with eight (8) foot columns located along the northern boundary of this property. There is dense vegetation located along the western property line, between this home and the homes which front onto Jennifer Drive.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area property owners. 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.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: No objection.

Entergy: Entergy would like to see more information about the proposed structure being planned for this location. Entergy has a 3 phase power line which runs along the western edge of this property and the height of the proposed structure may put it in close proximity to the wires and create a NESC and OSHA clearance violation. Please contact Entergy to discuss further.

CenterPoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

Fire Department: No Comment.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: No comment.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the Chenal Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density allows for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The applicant has applied for a revision to the existing PDR (Planned Development Residential District) zoning to allow construction of an addition to the existing home to be used for garage/storage.

Master Street Plan: Hunters Field Road is a Local Street on the Master Street Plan. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (September 16, 2015)

Mr. Mark Pollack was present representing the request. Staff presented an overview of the item stating there were no outstanding technical issues associated with the request. Staff stated the request was to allow an addition to an existing single-family home as well as to abandon an access easement which was platted with the original subdivision but was not constructed.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues associated with the request raised at the September 16, 2015, Subdivision Committee meeting. The applicant is seeking approval of the revision to the Planned Residential Zoning District to allow an addition to the home for a garage and tool storage. The applicant is also requesting abandonment of an access easement which was platted with the subdivision but was not developed.

The applicant is requesting to construct a 29.5-foot by 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.

The request also includes the abandonment of an access easement platted with the original subdivision, but not constructed. 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 easement was platted to allow the homes to be served by rear drive access. 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.

Staff is supportive of the request. The applicant is proposing an addition to an existing single-family home to allow additional garage and storage area. The proposed addition encroaches into the easement thus the need for abandonment. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff does not feel the proposed new construction will adversely impact this lot or the abutting single-family homes.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends approval of the request to abandon the 25-foot platted access easement along the northern and western perimeters of the site.

PLANNING COMMISSION ACTION:

(OCTOBER 8, 2015)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of

the agenda staff report. Staff presented a recommendation of approval of the request to abandon the 25-foot platted access easement along the northern and western perimeters of the site. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes and 2 absent.