

FILE NO.: Z-9208-A

NAME: 1417 Kavanaugh Boulevard Revised Short-form PD-R

LOCATION: Located at 1417 Kavanaugh Boulevard

DEVELOPER:

Jay Calhoun
326 Ash Street
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Jay Calhoun, Purchase Agreement

SURVEYOR/ENGINEER:

Rasburry Surveying
303 West South Street
Benton, AR 72015

AREA: 0.23-acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 4 – Heights Hillcrest CENSUS TRACT: 15.02

CURRENT ZONING: PD-R, Planned Development Residential

ALLOWED USES: Four-plex and a duplex on a single lot

PROPOSED ZONING: Revised PD-R

PROPOSED USE: Single-family and an accessory dwelling

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 21,420 adopted by the Little Rock Board of Directors on June 6, 2017, rezoned the site from R-3, Single-family to PD-R, Planned Development Residential, to recognize an existing four-plex and duplex located on the property. The four-plex was burned, beyond 50% of the reconstruction cost of the building and was proposed for

remodeling and reconstruction. There were no modifications proposed for the duplex or the building envelope for the four-plex.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to revise the previously approved PD-R, Planned Development Residential, to allow the conversion of the main house back into a single-family residence and allow the rear structure to serve as an accessory dwelling. The applicant also proposes to construct a garage with an attached carport within the rear yard area of the site. The garage is proposed 24-feet by 22-feet. The carport is proposed 10-feet by 20-feet. The existing carriage house is located within the rear yard setback. 22-feet of the new garage/carport will be located within the 25-foot rear yard setback. The Hillcrest Design Overlay District allows for a maximum rear yard coverage of 40 percent. The existing accessory dwelling occupies 57 percent of the rear yard area. With the addition of the garage/carport a total of 72 +/- percent of the rear yard will be occupied with structures.

B. EXISTING CONDITIONS:

The site contains a four-plex which has been damaged by fire and a duplex on the rear of the lot. The four-plex is not habitable. The duplex appears to be vacant. The building is adjacent to a home which was previously converted to nine (9) units and a residence which has been converted to a duplex. The driveway accessing the rear of the property and the duplex is a very narrow gravel drive. The parking area in the rear is a gravel surface. Although the area previously contained a number of homes which were converted into multiple units it appears the trend is changing and more and more homes are being returned to single-family.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Hillcrest Residents Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Are driveway improvements proposed within the public right-of-way? New driveway aprons should be constructed per City of Little Rock driveway detail PW-30 with a 10-foot minimum width and 5-foot radius.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Entergy: Entergy does not object to this proposal. There is an existing single phase, overhead power line on the south side of this lot in the vicinity of the proposed garage. Construction of any structure must maintain clearances between the structure and the power lines according to OSHA and NESC (code)

requirements. All required separations and clearances to power lines must be maintained during and after construction. It is difficult to determine from the plat what that separation will be. Contact Entergy in advance to discuss electrical service requirements or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No comment received.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

F. BUILDING CODES/LANDSCAPE:

Building Code: 1 hour fire wall at property line side for fire separation from existing residential structure is required.

Landscape: No comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: The site is not located on a dedicated Rock Region Metro Route.

Planning Division: This request is located in Heights Hillcrest Planning District and within the Hillcrest Design Overlay District. The Land Use Plan shows Residential High Density (RH) for this property. The Residential High Density Category accommodates residential development of more than twelve (12) dwelling units per acre. The applicant has applied for a revision to the existing PD-R (Planned Development Residential) to convert the main structure from four (4) units to one (1) and maintain the accessory unit. The request also includes adding a garage/accessory building which results in a variation to the Hillcrest Design Overlay District with regard to rear yard lot coverage.

Master Street Plan: North of the property is Kavanaugh Boulevard and it is shown as a Collector on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class III Bike Route shown on Kavanaugh Boulevard. These bike routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

H. SUBDIVISION COMMITTEE COMMENT: (October 10, 2018)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff stated the request was to decrease the number of units from the previous approval. Staff stated the request included the construction of a garage/carport within the rear yard area which exceeded the maximum rear yard lot coverage of the Hillcrest Design Overlay District. Staff requested the applicant reduced the width of the garage to allow for a three (3) foot side yard setback along the eastern perimeter.

Public Works comments were addressed. Staff stated if a new driveway was proposed the driveway aprons should be constructed per City of Little Rock driveway detail PW-30 with a 10-foot minimum width and a 5-foot radius. Mr. Calhoun stated no modifications to the driveway were being proposed.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

On June 6, 2017, the Board of Directors passed Ordinance No. 21,420 rezoning this property from R-3 to PD-R to recognize an existing, non-conforming four-plex and duplex located on the property. The four-plex had been burned beyond 50% of the reconstruction cost of the building and the rezoning was required before the structure could be reconstructed. This new applicant is now proposing to revise the previously approved PD-R to allow the conversion of the main house back into a single family residence for their occupancy and to allow the rear structure to serve as an accessory dwelling; reducing the number of units on the site from six (6) to two (2). The applicant is also proposing to construct an 11 foot by 20 foot carport and a 22 foot by 24 foot garage at the rear of the property; connected to the accessory dwelling/structure. The allowable rear yard area coverage for accessory structures under the Hillcrest Design Overlay District is 40%. With the addition of the carport and garage, the proposed rear yard coverage will be 72% +/-.

Staff is supportive of the requested revised PD-R. Returning the main structure back to a single family residence should be viewed as a positive development. Allowing an accessory dwelling is compatible with development in the neighborhood. The proposed rear yard area coverage is not out of character with other lots in the general area. The applicant submitted a revised site plan indicating the required 3 foot side yard setback for the proposed new garage.

J. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(NOVEMBER 1, 2018)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff. The vote was 11 ayes, 0 noes and 0 absent.