

FILE NO.: Z-9481

NAME: Allmon Short-form PD-R

LOCATION: 1523 Wolfe Street

DEVELOPER:

Gregory L. Allmon
1523 Wolfe Street
Little Rock, AR 72202
214-797-4862

OWNER/AUTHORIZED AGENT:

Gregory L. Allmon

SURVEYOR/ENGINEER:

Cunningham Surveying, LLC./Surveyor

AREA: 0.108 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 45

CURRENT ZONING:

R-3 Single-family residential

ALLOWED USES:

Single-family residence

PROPOSED ZONING:

PD-R Planned Development-Residential

PROPOSED USE:

Single-family residence

VARIANCE/WAIVERS:

1. Side building setback from West 16th Street

BACKGROUND:

The property at 1523 Wolfe Street a single-family residence in the midst restoration. The rear walls are failing. The owner seeks to rebuild them and add an extension to the rear

of six feet. The south wall facing West 16th Street does not meet the minimum side building setback of five feet.

The property is located within the Central High Neighborhood Design Overlay District. Section 434.29 sets out the standards for additions to single-family structures. It is specifically stated the front yard setback is 15-feet and all other setbacks shall be as prescribed by the property's zoning district. Section 36-434.34 directs that any violation of the standards of the Design Overlay District shall be reviewed through the planned zoning district (PZD) section of the zoning ordinance in order to devise a workable development plan consistent with the purpose and intent of the overlay standards.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The subject property is undergoing a complete restoration. The rear walls of the structure are collapsing. The plans are to reconstruct and square the walls to provide added support of the new roof structure. This requires adding six feet to the rear of the structure. The plans are to attach to the existing south wall, but to not extend the south wall beyond its existing position in reference to the 16th Street right-of-way. The rear yard setback will be decreased by six-feet; however, the minimum 25-foot yard will still be provided with the proposed addition.

B. EXISTING CONDITIONS:

The property is developed with a single-family residence fronting on Wolfe Street and also abutting West 16th Street. The setback of the structure from West 16th Street is 1.3-feet per the survey provided by the applicant.

To the west across Wolfe Street is Centennial Park, the site of the former Centennial School. The park encompasses the entire block between Battery Street on the west and Wolfe Street on the east between West 15th and 16th Streets.

An office use within residential structures is located to the southwest.

Saint Bartholomew Catholic Church is to the southeast.

Single-family residences are located to the north, south, and east and are the predominant land use in the vicinity.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any communication from nearby property owners or neighborhood associations. Notice of the public hearing was sent to all

owners of properties located within 200 feet of the site, as well as the Central High and Wright Avenue Neighborhood Associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

None

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

Little Rock Water Reclamation Authority: Sewer available to this site.

Entergy:

Entergy does not object to this proposal. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment received.

Central Arkansas Water:

No Objections; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comment.

Landscape: No comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comment received.

Planning Division: The request is in the Central City Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density category provides 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 application is to change an area from R-3 (Single Family District) to PDR (Planned Development Residential) District to allow an addition to this house. The site is within the Central High Neighborhood Design Overlay District.

Master Street Plan: To the west is Rice Street and to the south is 16th Street. Both are a Local Streets on the Master Street Plan. The primary function of Local Streets is to provide access to adjacent properties. 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. These streets 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.

H. SUBDIVISION COMMITTEE COMMENT:

December 11, 2019

The applicant was not present. Staff presented the item to the committee and indicated comments would be forwarded to the applicant with the requirement for responses to be received by December 18, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

There were no technical issues requiring a response from the applicant. The proposal would enhance the property and allow for the full restoration of this structure. The addition would not increase the extent of the exiting encroachment into the setback adjacent to West 16th Street. Such a situation appears to be common in the Central High neighborhood and is not out of character.

J. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(JANUARY 9, 2020)

The applicant was present. There were no registered 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, including all staff comments and conditions. The vote was 10 ayes, 0 noes, and 1 absent.

PLANNING COMMISSION ACTION:

(FEBRUARY 20, 2020)

The applicant was present. There were no registered 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, including all staff comments and conditions. The vote was 9 ayes, 0 noes, and 2 absent.