

FILE NO.: Z-9210

NAME: Lawson Short-form PD-R

LOCATION: Located at 324 Walnut Street

DEVELOPER:

Lisa Lawson
324 Walnut Street
Little Rock, AR 72205

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.14 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 4 – Heights Hillcrest

CENSUS TRACT: 15.01

CURRENT ZONING: R-3, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Allow the creation of a second lot and allow the construction of a new home on the newly created lot

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone the site from R-3, Single-family to PD-R, Planned Development Residential, to allow an existing 50-foot by 140-foot lot to be subdivided and allow the development of the newly created lot with a single-family home. The existing home would continue to front on Walnut Street and the new home would front on C Street. The lot with the existing home would be 95-feet deep and 50-feet wide. The new lot is proposed 45-feet wide and 50-feet deep.

The request also includes the abandonment of five (5) feet of right of way along C Street. The applicant has secured approval from the various utility companies concerning the abandonment. The area will be retained as a utility easement. The applicant is also seeking approval of abandonment of a 10-foot access easement along the western property line of the site. The easement was provided to provide access to the two (2) adjoining property owner. These owners are no longer taking access via the access easement and have consented to the abandonment requests.

The existing home is proposed with a 19-foot rear yard setback. The new home is proposed with a 10-foot front yard setback (after the 5-foot abandonment of C Street), a 5-foot side yard setback on the east property line and a 10-foot setback on the west property line. The plan indicates a 7-foot rear yard setback.

B. EXISTING CONDITIONS:

The area of Hillcrest contains a number of housing types including single-family, duplex, tri and four-plex and garage apartments. The home sits on a single lot. The rear yard is fenced with a six (6) foot wood fence. To the west of the site is a single-family home with a detached carport in the rear yard. North of the site are single-family homes with detached garages and carports in the rear yard. C Street is an unimproved street with open ditches for drainage.

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. A 20-foot radial dedication of right-of-way is required at the intersection of C Street and Walnut Street.
2. The fence must be moved out of the public right-of-way.
3. Where is vehicle parking proposed outside of the right-of-way? The face of the garage must be located at least 20 feet from the property line. A parking pad must be constructed of sufficient length and width for one (1) car to park outside of the right-of-way.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer main extension required with easements if new sewer service is required for this project. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. However, an overhead power line runs in the alley on the west side of the property, and an overhead service line runs from a pole at the entrance to the alley on C Street to the existing home on the corner of Walnut and C Streets. Both of these existing lines may present a conflict with the construction of the new residence. Caution should be exercised so that all OSHA and NESC clearances to power lines are maintained during and after construction. Relocation costs may be incurred for any adjustments to the existing power lines. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) for this proposal.

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. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Contact Central Arkansas Water regarding the size and location of the water meter.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

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

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the Heights Hillcrest Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density is for single-family homes at densities no greater than six (6) dwelling units per acre. The applicant has applied for a rezoning from R-3 (Single Family District) to Short-form PD-R (Planned Development Residential) to allow the creation of a second lot for a new single-family home.

Master Street Plan: Walnut Street and C Street are both shown as Local Streets on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. 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.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (April 5, 2017)

The applicant was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff requested information concerning the square footage of the existing home, the square footage of the new home and the maximum building height.

Public Works comments were discussed. Staff stated a 20-foot radial dedication of right of way was required at the intersection of Walnut and C Streets. Staff stated the fence was to be removed from the right of way if the right of way was not abandoned.

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.

H. ANALYSIS:

The applicant submitted additional information concerning the request as raised at the April 5, 2017, Subdivision Committee meeting. The applicant has provided the square footage of the existing home, the square footage of the new home and the maximum building height.

The request is to rezone the site from R-3, Single-family to PD-R, Planned Development Residential, to allow an existing 50-foot by 140-foot lot to be subdivided and allow the development of the newly created lot with a single-family home. The lot containing the existing home is proposed 95-feet deep and 50-feet wide. The new lot is proposed 45-feet wide and 50-feet deep.

The existing home is proposed with a 19-foot rear yard setback. A seven (7) foot setback along the southern perimeter and a 0 setback along the northern perimeter (the existing home encroaches into the right of way). The new home is proposed with a 5-foot front yard setback (10-feet if the right of way for C Street is abandoned), a 5-foot side yard setback on the east property line and a 10-foot setback on the west property line. The plan indicates a 7-foot rear yard setback.

The request includes the abandonment of five (5) feet of right of way along C Street. The applicant has secured approval from the various utility companies concerning the right of way abandonment. All have agreed to the abandonment request subject to the area being retained as a utility easement. With the abandonment of the 5-foot right of way the existing home would no longer encroach into the right of way. The home would however be located within the utility easement.

The applicant is also seeking approval of abandonment of a 10-foot access easement along the western property line of the site. The easement was previously provided to property owners to the south to provide access to two (2) adjoining properties. The owners no longer take access via the access easement and have consented to the abandonment requests. The utility easement located within this area will be retained.

The applicant has indicated a parking pad within the access easement area. The ordinance typically requires the placement of one (1) on-site parking space to serve single-family homes.

The site is located within the Hillcrest Design Overlay District which has development standards for development and redevelopment of new single-family homes. The ordinance defines the massing of structures, the maximum building height and the maximum lot coverages. The existing home contains 1950 square feet and the new home is proposed with 1,050 square feet if constructed with a loft and 750 square feet if constructed as a single story home. With the current request the proposed development does not comply with the development standards due to the sizes of the lots. However, staff does not feel the development as proposed is out of character with the area. There are homes in this area which have similarly split lots and constructed new homes within the rear yard area. Also within the area there are homes with accessory dwellings within the rear yards.

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.

PLANNING COMMISSION ACTION:

(APRIL 27, 2017)

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 right of way abandonment request for the southern 5-feet of C Street and the abandonment of a 10-foot access easement along the western boundary. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.