

FILE NO.: Z-9406

---

NAME: Flagship Homes Townhouse Apartments Short-form PD-R

LOCATION: Northwest corner of Florida Avenue and Indiana Avenue

DEVELOPER:

Flagship Homes, LLC  
22 Longwell Loop  
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Flagship Homes, LLC/owner and agent

SURVEYOR/ENGINEER:

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

AREA: 0.18 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 3

CENSUS TRACT: 22.03

CURRENT ZONING:

R-4

ALLOWED USES:

Two-Family

PROPOSED ZONING:

PD-R

PROPOSED USE:

Three-unit townhouse

VARIANCE/WAIVERS:

Reduced perimeter landscape strips around the parking lot

---

BACKGROUND:

The lot was previously occupied by a one story, single family residential structure. The structure was removed within the past year and the lot is currently vacant.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting approval of a PD-R to allow for the construction of a two story building containing 3 townhouse dwellings. Two of the units will be three bedroom and one will be two bedroom. The homes will front onto Florida Avenue. A seven space parking lot will be located on the north side of the building with access off of Florida. The building will be designed to complement other buildings constructed by this applicant on properties adjacent to the north and west. Those buildings have a finish of brick and siding with pitched, shingled roofs. The applicant states the units will be built so that they could be sold individually as condominiums or retained for rental.

B. EXISTING CONDITIONS:

The lot is now vacant. The lot is located in an area characterized primarily by duplex and multifamily residential development. Multifamily developments are located to the north and east. Duplex properties are located to the west and south. The northern edge of a single family residential neighborhood is located one block to the south. Cantrell road and commercial properties are located one block to the north.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Meriwether Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A 20 feet radial dedication of right-of-way is required at the intersection of Florida Avenue and Indiana Avenue.
2. Florida Ave is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
3. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy. Remove old curb cuts and replace with new curb and gutter.
4. Indiana Ave is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
5. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Florida Avenue including 5-foot sidewalks with planned development adjacent to the subject property from the north property line to Indiana Avenue. The new back of curb should be 26 ft. from the existing curb on the east side of Florida Avenue.

6. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

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

Little Rock Water Reclamation Authority:

Residential Sewer Available to this site. Capacity Fee Analysis Required.

Entergy:

Entergy does not object to this proposal. There is an existing three phase, overhead power line on the north side of Indiana Ave. on the south side of this property. It does not conflict with the project proposal. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Contact Central Arkansas Water regarding the size and location of the water meter.

Fire Department:

**Full Plan Review**

**Maintain Access:**

**Fire Hydrants.**

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

**Grade**

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade.** Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.

### **Loading**

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

### **Dead Ends.**

**Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends.** Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

### **Gates**

**Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:**

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

### **Multi-Family Residential Developments**

**As per Appendix D, Section D106.1 of the 2012 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family**

residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

**Exception:** Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

**As per Appendix D, Section D106.2 of the 2012 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units.** Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

### **Fire Hydrants**

**Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code.** Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

## F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; [crichey@littlerock.org](mailto:crichey@littlerock.org) or  
Steve Crain at 501-371-4875; [scrain@littlerock.gov](mailto:scrain@littlerock.gov)

Note: Fire Separation / Fire Sprinkler required as per 2012 Arkansas Fire Prevention Code

### Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.

3. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip. **The north and west perimeter planting strips are deficient.**
4. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

This request is located in West Little Rock Planning District. The Land Use Plan shows Residential Medium Density (RM) for this property. The Residential Medium Density category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The applicant has applied for a rezoning from R-4 (Two Family District) to PD-R (Planned Development Residential) to allow the development of three homes on one 7500 square-foot lot.

Master Street Plan: East of the property is Florida Ave and it is shown as a Local Street on the Master Street Plan. South of the property is Indiana Ave and it is shown as a Local Street on the Master Street Plan. The primary function of a Local Street 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.

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

Revised plat/plan: Submit responses to staff issues and four (4) copies of a revised preliminary plat/plan (to include the additional information as noted above) to staff on or before April 10, 2019. If you have any questions please contact Dana Carney, [dcarney@littlerock.gov](mailto:dcarney@littlerock.gov) or 501.371.6817 or Jamie Collins, [gcollins@littlerock.gov](mailto:gcollins@littlerock.gov) or 501.371.6818.

H. SUBDIVISION COMMITTEE COMMENT: (April 3, 2019)

The applicant was present. Staff presented the item and noted there was little additional information needed. Public Works and Landscape comments were presented and discussed. Staff explained the code requirement to dedicate right of way for the abutting streets and to provide half-street improvements to Florida Avenue. The applicant stated he was trying to improve the neighborhood and asked about obtaining a waiver of the street improvement requirement. Staff advised him he would need to make that request to be considered by staff and the planning commission. Staff noted the proposed site plan indicated landscape areas that fell below the code minimum. Staff stated a variance would be required from the City Beautiful Commission to allow the landscape as proposed. Again the applicant stated he was trying to improve the area. Staff stated if the property were developed with a duplex residential dwelling, as it is currently zoned, there would be no street improvement or landscape requirement. The applicant was advised to meet with staff if he had further questions.

The applicant was advised to respond to staff issues by April 10, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant is requesting approval of a PD-R to allow for construction of a two story building containing three townhouse dwellings. Two of the units will be three bedroom and one will be two bedroom. The homes will front onto Florida Avenue. A seven space parking lot will be located on the north side of the building. The units will be built so that they could be sold individually as condominiums or retained for rental.

The landscape strips proposed on the three perimeters of the parking area do not comply with the minimum standards of the landscape ordinance. A variance has been filed with the City Beautiful Commission to be heard at their June 6, 2019 meeting.

Staff has been working with the applicant to address the issue of street improvements on the Florida Avenue perimeter. The applicant will construct curb and gutter across the frontage of his party on that perimeter. Staff will not require installation of a sidewalk on that perimeter since this site is located at the northern end of the street and no sidewalk is built in the area north of Meriwether Park.

To staff's knowledge there are no outstanding issues. Staff supports the proposed PD-R. The proposed development is compatible with uses in the area.

J. STAFF RECOMMENDATION:

Staff recommends approval of the 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:

(JUNE 6, 2019)

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, including all staff comments and conditions. The vote was 8 ayes, 0 noes and 3 absent.