

FILE NO.: Z-9230

NAME: 3201 Kavanaugh Boulevard Short-form PD-R

LOCATION: Located at 3201 Kavanaugh Boulevard

DEVELOPER:

Brian Teeter
50 Edgehill Road
Little Rock, AR 72207

SURVEYOR:

Brooks Surveying Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.14-acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 4 – Heights/Hillcrest CENSUS TRACT: 15.01

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Recognize an existing duplex

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is a rezoning from R-2, Single-family to PD-R, Planned Development Residential, to recognize an existing duplex located on the site. There are no other changes proposed for the site or the site plan. The request includes the allowance of single-family as an allowable alternative use for the property. The property is located within the Hillcrest Design Overlay District.

B. EXISTING CONDITIONS:

The building is a two (2) story building located on the southwest corner of Kavanaugh Boulevard and North Jackson Street. The area is a mix of single-family residential and duplex units. Mount St. Mary's Academy is located across Kavanaugh Boulevard to the north.

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:

No comment.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

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

Entergy: Entergy does not object to this proposal. Service is already being provided to this property from the rear of the property with no apparent conflicts with existing facilities. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this proposal proceeds.

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. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.

4. 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.
5. Contact Central Arkansas Water regarding the size and location of the water meter.
6. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
8. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.
9. The development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is served by METRO on route 1 Pulaski Heights. We have no objection to recognizing the existing development.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in Heights Hillcrest Planning District. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density category provides for single family homes at densities not to exceed six (6) units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than six

(6) units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PDR (Planned Development Residential) to allow the rezoning to recognize an existing duplex. The request is within the Hillcrest Overlay District.

Master Street Plan: North of the property is Kavanaugh Boulevard and it is shown as a Collector on the Master Street Plan. East of the property is North Jackson Street and it is shown as a Local Street on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. 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 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.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (June 28, 2017)

The applicant was not present. Staff presented the item stating there were no outstanding technical issues in need of addressing related to the site plan. Staff stated the request was to allow the rezoning to recognize an existing duplex located on the property. Staff stated there were no other modifications or changes to the site plan requested. 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 in need of addressing related to the site plan raised from the June 28, 2017, Subdivision Committee meeting. The applicant is seeking to rezone the site from R-2, Single-family to PD-R, Planned Development Residential, to recognize the existing duplex located on the site. The site is located within the Hillcrest Design Overlay District.

The building is two (2) stories with a finished walk-out basement. The time frame for conversion of the building from a single-family residence to a duplex is unclear but most likely in the 1980's.

The property has frontage on North Jackson Street and Kavanaugh Boulevard. There is 56-feet of frontage along North Jackson Street and 53-feet of frontage on Kavanaugh Boulevard. The site is located within the Hillcrest Design Overlay District.

The Overlay allows on-street parking to be credited toward the parking requirements at a rate of one (1) space per ten (10) linear feet of street frontage. The site has 56-feet of street frontage along North Jackson Street which would allow five (5) on-street parking spaces. Street parking is not allowed along Kavanaugh Boulevard within this area. There is one (1) parking space located within the driveway along the western side of the building. Parking for one (1) and two (2) family developments is based on one and one-half (1 ½) parking spaces per unit. A duplex would typically require three (3) parking spaces. With the allowance of the on-street parking the parking is adequate to serve the duplex.

The request includes the allowance of single-family as an allowable alternative use for the property. The request also includes the allowance of home occupations and accessory uses as allowed within the single-family residential zoning districts of the zoning ordinance.

Staff is supportive of the applicant's request. The applicant is seeking approval of the rezoning request to recognize an existing duplex located on the site. To staff's knowledge there are no outstanding technical issues associated with the request. Staff feels the rezoning to recognize the existing duplex is appropriate.

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:

(JULY 20, 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. 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.