

FILE NO.: Z-9808

NAME: SMH Care & Services – PD-R

LOCATION: 2222 South Chester Street

DEVELOPER:

SMH Care & Services
8508 Kanis Road
Little Rock, AR 72204
(501) 680-7237

OWNER/AUTHORIZED AGENT:

Kwendeche (Agent)
2124 Rice Street
Little Rock, AR 72202
(501) 374-4531

SURVEYOR/ENGINEER:

Kwendeche (Agent)
2124 Rice Street
Little Rock, AR 72202
(501) 374-4531

AREA: 0.16 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 47

CURRENT ZONING: R-4

VARIANCE/WAIVERS: None requested.

A. ROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 0.16-acre site located at 2222 South Chester Street from R-4 to PD-R to allow for the development of an eight (8) unit apartment facility.

B. EXISTING CONDITIONS:

The property contains an existing 3,060 square foot, two-story, wood-framed residence. The site is currently a three (3) unit apartment facility. The applicant is proposing to have eight (8) rental units with their own full bathroom with a tenant accessible common kitchen and dining room. The property is a contributing structure to the Governor's Mansion Historic District. It is just outside the Capitol Zoning District. Surrounding the application area in all directions is shown as Residential Low Density (RL) with mostly single-family homes and a few duplexes and 3-unit apartments.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department:

Full Plan Review

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments.

Landscape: No comments

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments 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 (RL) 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 remains less than 6 units per acre. The application is to rezone from R-4 to PD-R for an 8 unit multi-family development (32 units per acre density).

Surrounding the application area in all directions is shown as Residential Low Density (RL) with mostly single-family homes and a few duplexes and 3-unit apartments. The Residential Low Density (RL) 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 remains less than 6 units per acre. There have been no Land Use amendments in this area over the last 10 years.

This site is in the Central City overlay district.

Master Street Plan:

South Chester Street is shown on the Master Street Plan as a Collector. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials or activity centers with the secondary function of providing access to adjoining property. Standard Right-of-Way is 60 feet. Sidewalks are required on one side. West 23rd Street is a Local Street on the Master Street Plan. Local public streets are designed to provide access to adjacent property with the movement of traffic being a secondary purpose. Right-of-way is 50'. Sidewalks are required on one side. A Local Street which abuts non-residential or residential use which is more intense than duplex or two-unit residential is a Commercial Street. These streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides. This street may require dedication of additional right-of-way and may require street improvements. These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan:

The property at 2222 S Chester Street is a Contributing structure to the Governor's Mansion Historic District. It is just outside the Capitol Zoning District.

H. ANALYSIS:

The applicant proposes to rezone 0.16-acre site located at 2222 South Chester Street from R-4 to PD-R to allow for the development of an eight (8) unit apartment facility.

The site is currently a three (3) unit apartment facility. The applicant is proposing to have eight (8) rental units with their own full bathroom with a tenant accessible common kitchen and dining room. Manager will be on-site. The property is a contributing structure to the Governor's Mansion Historic District. It is just outside the Capitol Zoning District. Surrounding the application area in all directions is shown as Residential Low Density (RL) with mostly single-family homes and a few duplexes and 3-unit apartments. The City's Future Land Use Plan designates this property as "RL" Residential Low Density.

The rear of the property will be upgraded for a well-defined off-street parking area (six (6) spaces) and will be surrounded by a six foot all opaque wood fence (finish side out). On-street parking (max. five spaces) along West 23rd street shall supplement the total parking requirements, of 12 spaces (Section 36-502 of the City's Zoning Ordinance). Staff believes the proposed parking plan will be sufficient to serve the proposed use.

The applicant is not proposing any signage at this time. Any signage shall comply with Section 36-551 of the City's Zoning Ordinance.

Any new lighting shall be low-level and directed away from adjacent properties.

The applicant provided responses and additional information to all issues raised during staff's review of the application. The applicant is requesting no variances with the PD-R zoning.

The applicant notes that standard City of Little Rock garbage collection will continue to be used.

Staff is in support of the requested rezoning from R-4 to PD-R to allow for the development of the eight (8) unit rental facility. Staff feels the request conforms to the development pattern in this area. Staff feels the proposal is not out of character with the neighborhood and will have no adverse impact on the area. The current R-4 zoning for this property could allow a duplex use, with up to four (4) unrelated persons living in each unit. It is the property owner's intent to attract a more diverse

tenant base including, but not limited to, college students, single individuals and retirees/elderly for a quality long-term urban living experience.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-R zoning subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(AUGUST 10, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 nays, 1 absent and 2 open positions. The application was approved.