

FILE NO.: Z-9344

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NAME: Bronson Townhomes Short-form PD-R

LOCATION: 1902 East 4<sup>th</sup> Street

DEVELOPER:

Terence Bronson  
49 Mountain Vista Drive  
Alexander, AR 72002

OWNER/AUTHORIZED AGENT:

Terence Bronson, (Purchase Agreement)  
Williams and Dean Architects, Agent

ARCHITECT:

John Johnson  
Williams and Dean Architect – Interior Design  
18 Corporate Hill Drive, Suite 210  
Little Rock, AR 72206

SURVEYOR:

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

AREA: 0.516-acres      NUMBER OF LOTS: 1 zoning lot      FT. NEW STREET: 0 LF

WARD: 1      PLANNING DISTRICT: 6 – East Little Rock      CENSUS TRACT: 2

CURRENT ZONING: R-4, Two-family District

ALLOWED USES: One and two-family

PROPOSED ZONING: PD-R

PROPOSED USE: 10-units of townhouse homes

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from R-4, Two-family District to PD-R, Planned Development Residential District, to allow the construction of townhomes on the property. The property is Lots 9, 10 and 11, Block 5 of Garland's Addition to the City of Little Rock, Pulaski County, Arkansas. The property is 150-feet by 150-feet. The existing East 4<sup>th</sup> Street right of way is 60-feet. The property is vacant with several large trees on the property. An existing basketball court concrete slab and chain link fencing will be removed with the new development.

Utilities on the site include a 6-inch PVC sewer line and manhole crossing the property on the north side, a 2-inch waterline in the East 4<sup>th</sup> Street right of way and overhead electrical is along the north East 4<sup>th</sup> Street right of way. The existing fire hydrant is approximately 100 feet to the west at the northwest corner of East 4<sup>th</sup> Street and Reichardt Street.

The planned townhouse development will consist of two (2) buildings of five (5) dwellings for a total of ten (10) dwelling units. Each townhouse will be approximately 1,438 square feet with 2-bedrooms and 2-baths. Each will have a single car garage and a driveway space for additional parking. The townhouses will be 3-story wood framed construction with brick and lap siding veneer and shingle roof. The townhouses will be constructed with 2-hour rated fire walls separating each unit.

The development will have one (1) access drive from East 4<sup>th</sup> Street to serve all of the driveways and garages. The property will be landscaped per the City of Little Rock Landscape Ordinance requirements. The rear of the homes will have a patio area screened by a six (6) foot fence, continuous across the entire rear of each building. A monument sign identifying the development is proposed along the entry drive.

Each townhouse unit will be leased. The units will be all electric with separate electrical meters for each unit. Individual sanitary sewer connections to a common main will be provided for each unit. The property domestic water service will be master metered with shut-off connections for each unit.

B. EXISTING CONDITIONS:

The lots are currently grass covered with the exception of a basketball court located on the eastern most lot. The area is predominately single-family but there are a number of vacant lots within the general area. To the north of the site is the currently under construction Rock City Yacht Club marina project located along East 2<sup>nd</sup> Street. Carver Elementary School is located to the east of this site. Cheatham Park is located to the south of this site. East 4<sup>th</sup> Street is constructed with curb and gutter. There is not a sidewalk in place along this property frontage. There is a sidewalk in place along the south side of East 4<sup>th</sup> Street.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site were notified of the public hearing. There is not a registered active neighborhood association located in the area.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
2. All driveways are to be concrete aprons per City Ordinance.
3. Are gates proposed? If so, the call box should be located 30-feet from the street curb and a turnaround provided.
4. Show proposed location(s) of USPS cluster box units in conformance with USPS and City of Little Rock policy design standards.
5. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site is to 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: Sewer main extension required, with easements, if new sewer service is required for this project. Separate service connection required for each townhouse. Capacity fee review required. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There is an existing single phase, overhead power line on the north side East 4<sup>th</sup> Street on the south side of this property. There do not appear to be any conflicts with proposed structures, but the proposed trees/vegetation placed underneath the power line will not be allowed to grow near the wires supported by the poles. The proposed vegetation should be low growth type. Contact Entergy in advance to discuss electrical service requirements or adjustments to existing facilities (if any) as this project 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. 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.
3. 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.

Fire Department:

1. Full Plan Review – Maintain Access
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
  8. 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 (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

F. BUILDING CODES/LANDSCAPE:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process. This project will require fully developed Architectural, Structural, Civil and MEP Plans. Contact a commercial plans examiner: Curtis Richey at 501.371.4724; [crichey@littlerock.gov](mailto:crichey@littlerock.gov).

Landscape: No comment.

G. TRANSPORTATION/PLANNING:

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

Planning Division: This request is located in East Little Rock Planning. The Land Use Plan shows Residential Medium Density (RM). Residential Medium Density accommodates a broad range of housing types including single family attached, single family detached, duplex, townhomes, 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 PDR (Planned Development Residential) to develop the site with townhouses at a density of 19-units per acre.

Master Street Plan: East 4<sup>th</sup> Street is shown as 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. This street 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: (July 18, 2018)

Mr. Terence Bronson and Mr. John Johnson were present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff requested Mr. Johnson provide the proposed treatment of the perimeter of the property. Staff also questioned if there would be a dumpster on-site. Staff requested the applicant provide the maximum building height and the number of stories.

Public Works comments were addressed. Staff stated any broken curb and gutter or sidewalk located in the right of way was to be replaced prior to the issuance of a certification of occupancy. Staff stated all driveways were to be concrete aprons per city code. Staff requested the site plan include the USPS cluster box unit in conformance with USPS and City of Little Rock design standards.

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.

I. ANALYSIS:

The applicant has provided an updated site plan and cover letter addressing staff's concerns raised at the July 18, 2018, Subdivision Committee meeting. The applicant has provided the treatment of the perimeter of the property, indicated there will be a dumpster placed on the site and provided the maximum building height of the proposed site plan. The applicant has also stated they will work with

the US Postal Service to place the mail kiosk in an area that best suits the postal service and the future residents of the site.

The request is a rezoning from R-4, Two-family District to PD-R, Planned Development Residential District, to allow the construction of townhomes on the property. The planned townhouse development will consist of two (2) buildings of five (5) dwellings in each building for a total of ten (10) dwelling units. Each townhouse will be approximately 1,438 square feet with 2-bedrooms and 2-baths.

Each unit is proposed with a single car garage and a driveway space for parking. Parking for multi-family is typically based on one and one-half (1 ½) parking space per unit. The parking indicated with two (2) spaces to serve each unit appears to be adequate.

The townhouses are proposed with 3-stories and a shed roof which slants from front to the back of the building. The maximum building height proposed to the mid-point of the roof is 33.6-feet and to the top of the shed roof eave is 36.6-feet. The units are proposed as wood framed construction with brick and lap siding veneer and shingle roof.

The development will have one (1) access drive from East 4<sup>th</sup> Street to serve all of the driveways and garages. The rear of the homes will have a patio area screened by a six (6) foot fence, continuous across the entire rear of each building. The applicant is proposing the patio fences as the required screening along the eastern and western perimeters. Along the northern perimeter the applicant is proposing the placement of a six (6) foot privacy fence to screen the properties to the north. The site plan indicates a 19-foot building setback along the eastern and western perimeters of the site. The site plan indicates a 15-foot building setback along the East 4<sup>th</sup> Street frontage, southern property line and a 20-foot building setback along the northern property line.

A monument sign identifying the development is proposed along the entry drive. The sign is proposed with a maximum height of six (6) feet and a maximum sign area of twenty-four (24) square feet. The signage as proposed complies with signage typically allowed in multi-family zones.

The applicant has indicated the placement of a dumpster along the northern portion of the site. The dumpster will be fully screened per typical ordinance requirements. The hours of dumpster service will be limited to 7 am to 6 pm Monday through Friday.

Staff is not supportive of the applicant's request. Staff has concerns with the parking layout, utilizing the driveway to the garage for the second parking space and with the overall density of the development. The site is currently zoned R-4, Two-family District which would allow the development of the site with a total of six (6) units resulting in a density of 11.76-units per acre. The applicant is proposing to develop the site with an overall density of 19.6-units per acre which staff feels is too intense.

J. STAFF RECOMMENDATION:

Staff recommends denial of the request as filed.

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PLANNING COMMISSION ACTION:

(AUGUST 9, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item stating the applicant had amended the request to reduce the number of units proposed to eight (8) units. Staff stated the revised site plan also included additional parking for guest parking which lessened staff's concerns related to on-site parking. Staff stated the development was a phased development with the potential for each of the buildings being constructed in a single phase. Staff stated all drives and accesses would be put in place to allow for proper access and circulation on the site. Staff stated based on the reduced number of units they were in full support of the request and presented 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 variance request to allow grading of all the phases with the development of the first phase. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.