

May 9, 2024

ITEM NO.: 20

FILE NO.: Z-9967

NAME: Little Rock Turnkey, LLC – PD-R

LOCATION: 1624 – 1626 Brown Street

DEVELOPER:

Little Rock Turnkey, LLC
Brian Teeter
9101 N. Rodney Parham Road
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Little Rock Turnkey, LLC (Owner/Agent)

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Little Rock, AR 72065

AREA: 0.36 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 9

CENSUS TRACT: 13

CURRENT ZONING: R-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the 0.36-acre site from R-3 to PD-R to recognize the historical use of the property. The site contains an existing 1-story, single-family residence and a two-family (duplex) structure on one (1) single lot.

B. EXISTING CONDITIONS:

There is one (1) undeveloped C-3 zoned lot to the east of the site on Brown Street. The remainder of the properties contain R-3 zoning and uses in all directions.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of properties 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:

1. Provide documentation regarding sewer easement for existing 16" sewer main.

Entergy: No comments received.

CenterPoint Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

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

Fire Department:

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. If the grade exceeds 10 percent, approval will be denied, and the applicant must submit request to be reviewed by Fire Chief for Approval.**

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.

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, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

If you have any additional questions, please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-630 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-3 to PD-R. SF & DUPLEX

Surrounding the application area are partially developed residential lots.

This site is not located in an Overlay District.

Master Street Plan:

Brown St is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Brown St is not shown on the Master Bike Plan Map with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant is proposing to rezone the 0.36-acre site from R-3 to PD-R to recognize the historical use of the property. The site contains an existing 1-story, single-family residence and a two-family (duplex) structure on one (1) single lot.

There is one (1) undeveloped C-3 zoned lot to the east of the site on Brown Street. The remainder of the properties contain R-3 zoning and uses in all directions.

The site plan shows an existing 2,086 square foot duplex structure located in the south portion of the property and a 1,386 square foot single-family residence located in the north portion of the property. The applicant notes no additions or changes to the existing footprint of the two (2) structures will be made and the only reason for this application is to recognize the historical use of the property as conforming and legal.

The existing setbacks for both structures will not change as part of the proposed use.

Both buildings contain a single driveway extending from Brown Street. Required parking for a two-family (duplex) use requires three (3) parking spaces. One parking space is required for the single-family residential use. On-street parking is also available along Brown Street. Staff feels the parking is sufficient to serve the use.

The site plan does not show any signage at this time. Any future signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one – and two – family zones.)

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Staff is supportive of the requested PD-R zoning. Staff feels the proposed occupancy and additional minor traffic will have no adverse impact in the area. The proposed use will conform with all ordinance criteria. The applicant is requesting no variances with this application.

I. STAFF RECOMMENDATION:

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