

May 9, 2024

ITEM NO.: 6

FILE NO.: S-1964

NAME: Lot 12, Block 3, Capitol View – Replat

LOCATION: 117 Rice Street

DEVELOPER:

EY Custom Homes, LLC
319 Valmar Street
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

E & Y Development, LLC – Owner
Holloway Engineering – Agent

SURVEYOR/ENGINEER:

Holloway Engineering
200 Casey Drive
Maumelle, AR 72113

AREA: 0.155-acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 9

CENSUS TRACT: 48

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

1. Variance to allow reduced lot width.
2. Variance to allow reduced lot area.
3. Variance to allow increased lot width-to-depth ratio.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to replat Lot 12, Block 3, Capitol View Addition into two (2) lots for the construction of two (2) single family residences.

B. EXISTING CONDITIONS:

The property is currently vacant and mostly grass covered. The property slopes downward from front to back.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property abutting 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 Utilities: Replat Lot 12 Block 3 Capitol View – No objections to the proposed replat. Summit recommends the right of way widths be marked on the plat for utility construction reference.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS; 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.

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: No comments.

H. **ANALYSIS:**

The applicant proposes to replat Lot 12, Block 3, Capitol View Addition into two (2) lots for the construction of two (2) single family residences. The property is currently undeveloped and mostly grass covered. The property slopes downward from front to back. A paved alley is located along the rear (east) property line.

The proposed lot sizes are as follows:

Lot 12A – 25.16 feet by 134.69 feet
3,377 square feet (0.078 Acre)

Lot 12B – 25.16 feet by 134.61 feet
3,375 square feet (0.077 Acre)

Section 36-255 (d) (4) of the City's Zoning Ordinance requires a minimum lot width of 50 feet and a minimum lot area of 5,000 square feet for lots in the R-3 zoning district. The applicant is requesting variances from this ordinance requirement to allow reduced lot width and area.

Section 31-232 (b) of the Subdivision Ordinance allows a residential lot to be no more than three (3) times as deep as it is wide. The applicant is requesting a variance from this requirement to allow increased lot width-to-depth ratio for both lots.

Staff is supportive of the requested replat/lot split to allow for the construction of two (2) single family homes. There are examples of other small lots, lot splits and lot recombination within this general area. Staff believes that the replat request is reasonable.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested preliminary plat, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, of the agenda staff report.