

FILE NO.: Z-5304-A

NAME: Nuage Residential Contracts Short-form PD-R

LOCATION: Located at 5817 Big Oak Lane

DEVELOPER:

Nuage Residential Contractors
P.O. Box 250
Sweet Home, AR 72164

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.25 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: C-3, General Commercial District

ALLOWED USES: Retail

PROPOSED ZONING: PD-R

PROPOSED USE: Single-family

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property was rezoned from R-2, Single-family to C-3, General Commercial District on May 15, 1990, by the adoption of Ordinance No. 15,868 by the Little Rock Board of Directors. The applicant is now proposing to rezone the site from C-3, General Commercial District to Planned Development Residential to allow the construction of a single-family home.

B. EXISTING CONDITIONS:

The site is a grass lot and is located with single-family homes on each side. The site is located across from an office warehouse building which has frontage on Geyer Springs Road. The area southeast of Big Oak Lane is primarily single-family. The area to the north and southwest is primarily non-residential with the businesses fronting on Geyer Springs Road and/or West 65th Street. Big Oak Lane on the north side is constructed with curb and gutter, no sidewalk. The frontage on the south side has no curb, gutter or sidewalk.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area property owners. All property owners located within 200 feet of the site along with the Wakefield Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. A single phase power line exists along the front of the property which should not interfere with the construction of the new residence. Contact Entergy in advance regarding future service requirements to the structure and future facilities locations 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. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: The area is currently served by METRO on Route 22 at Geyer Springs Rd. The area is part of our future plans for local service and service enhancements. We have no comments on this development.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the 65th Street East Planning District. The Land Use Plan shows Commercial (C) for this property. The commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for a rezoning from C-3, General Commercial District to PDR (Planned Development Residential District) to allow for the construction of a single-family house on this site.

Master Street Plan: Big Oak Lane is a 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.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (September 16, 2015)

The applicant was not present. Staff presented the item stating the applicant was requesting to rezone the site to PD-R to allow the construction of a new single-family home on the property. Staff stated the property was currently zoned C-3, General Commercial District which did not allow single-family. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no items raised at the September 16, 2015, Subdivision Committee meeting in need of addressing via a revised site plan. The applicant is requesting to rezone the property from C-3, General Commercial District to Planned Development Residential to allow the construction of a new single-family home on this currently vacant lot. The home is proposed with a setback of 27-feet for the front yard, 14-feet for the eastern side yard and 30-feet for the western side yard. The rear yard setback is indicated at 30-feet. The setbacks are more than adequate to meet the typical minimum standards for residentially zoned property.

The site plan as presented does not include the placement of fencing or accessory structures. The applicant is requesting the future homeowner be allowed fencing and accessory structures as typically allowed per the R-2, Single-family Zoning District. The applicant is also requesting the allowance of home occupations as allowed in the residential zoning districts.

Staff is supportive of the request. The applicant is seeking to rezone the site to allow for construction of a new single-family home on this vacant lot. Although there are non-residential uses located in the area this area also has a large number of single-family homes located to the south and southeast of this site. There have been very few new homes constructed in this area in the past several years but there are very few vacant lots in this area to build on. Staff does not feel the rezoning to PD-R to allow for construction of a new home will have any adverse impact on this area.

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:

(OCTOBER 8, 2015)

The applicant was not present. There were no registered objectors present. Staff presented the item stating the applicant had failed to notify property owners as required by the Commission's by-laws. Staff presented a recommendation of deferral of the item to the November 5, 2015, public hearing. 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.

PLANNING COMMISSION ACTION:

(NOVEMBER 5, 2015)

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. Staff presented a recommendation of approval of the variance request to allow advanced grading of the entire site with the requests for a grading permit for 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 11 ayes, 0 noes and 0 absent.