

FILE NO.: Z-9172

NAME: Orndorff Construction Short-form PD-R

LOCATION: Located in the 500 Block of East 16th Street

DEVELOPER:

Mike Orndorff Construction
609 East 16th Street
Little Rock, AR 72202

SURVEYOR:

Cunningham Surveying, LLC
2105 Lorange Drive
Little Rock, AR 72206

ENGINEER:

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018

AREA: 0.4949 acres NUMBER OF LOTS: 4 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 – Central City CENSUS TRACT: 46

CURRENT ZONING: R-4, Two-family

ALLOWED USES: Single-family and two-family

PROPOSED ZONING: PD-R

PROPOSED USE: Single-family – allow the creation of four (4) residential lots from three (3) existing lots

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from R-4, Two-family to PD-R, Planned Development Residential, to allow the creation of four (4) single-family lots from three (3) existing platted lots. The lots are proposed with areas ranging from 5,450 square feet to 6,943 square feet. The applicant is requesting the placement of a 15-foot front building setback, a 30-foot rear yard setback and side yard setbacks of five (5) feet.

B. EXISTING CONDITIONS:

The property is located at the intersection of East 16th Street and Park Lane. The site is vacant. There are single-family homes located to the north and west of this site. To the south is a church and there are vacant lots located to the east of this site. There is one block of single-family homes, then a Little Rock Elementary School and the I-630/I-30 Interchange. The streets are constructed with curb and gutter. There are no sidewalks in place along East 16th Street or Park Lane.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site and the Mac Arthur Park Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Park Lane is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
2. A 20 foot radial dedication of right-of-way is required at the intersection of Park Lane and East 16th Street.
3. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy. The existing steps, concrete paving not a part of the sidewalk, and curb cuts not proposed to be used should be removed. The curb and sidewalk on East 16th Street appears to be missing or damaged. If missing or damaged the curb should be replaced.
4. Sidewalks with appropriate handicap ramps are required to be completed adjacent to East 16th Street in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan.
5. All driveways shall be concrete aprons per City Ordinance.
6. Will the proposed shared driveway be shared with the property to the west?
7. City of Little Rock residential trash service will be provided from the public street frontage.

8. A minimum 20 foot wide access/utility easement should be platted in place of Parcel F.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer main extension required with easements, in order that each separate dwelling must have its own sewer service. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. An overhead, single phase power line exists on the north side of this development and a pole line with secondary service exists on the west side. There do not appear to be any conflicts with existing facilities. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No objection. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

1. 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.
2. 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.

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

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in Central City Planning District. The Land Use Plan shows RL (Residential Low). The Residential Low category provides for single family homes at densities not to exceed six (6) units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than six (6) units per acre. The applicant has applied for a rezoning from R-4 (Two-Family District) to PD-R (Planned Development Residential) to allow the creation of five (5) lots from three (3) existing lots for future development of single family homes.

Master Street Plan: To the south of the property is East 16th Street, to the east of the property is Park Lane and they are both shown as Local Streets 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. These streets 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: (October 12, 2016)

The applicant was present. Staff presented an overview of the item stating there were additional items necessary to complete the technical review. Staff requested the applicant provide the buildable areas on the proposed site plan. Staff questioned the buildability of the lot at the intersection of East 16th Street and Park Lane. Staff also requested the applicant provide the proposed construction materials for the new homes.

Public Works comments were addressed. Staff stated a 20-foot radial dedication of right of way was required at the intersection of East 16th Street and Park Lane. Staff stated any broken curb, gutter or sidewalk that was damaged in the public right of way was to be repaired prior to the issuance of a certificate of occupancy. Staff stated all driveways were to be concrete aprons to meet current City code.

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.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing the technical issues associated with the request raised at the October 12, 2016, Subdivision Committee meeting. The applicant has reduced the number of lots from five (5) to four (4). The revised plan also indicates the buildable areas for each of the lots.

The request is a rezoning of the site from R-4, Two-family to PD-R, Planned Development Residential, to allow the creation of four (4) single-family lots from three (3) existing platted lots. The lots are proposed with areas ranging from 5,450 square feet to 6,943 square feet. The applicant is requesting the placement of a 15-foot front building setback, a 30-foot rear yard setback and side yard setbacks of five (5) feet.

Tract 1 is indicated with 6,943 square feet. Tract 2 containing 5,855 square feet, Tract 3 containing 5,450 square feet and Tract 4 containing 6,268 square feet. The plat indicates the placement of a ten (10) foot access, drainage and utility easement to serve the new lots. The applicant indicates the drive will function as an alley. The alley will be one-way extending from East 16th Street connecting to Park Lane. The homes will be rear loaded. No driveway access will be taken from East 16th Street or from Park Lane.

The applicant has indicated the homes will be constructed of materials complimentary to the existing neighborhood. The materials will include, brick, hardi-board, vinyl siding and/or stone accents.

Staff is supportive of the applicant's request. The applicant is seeking approval of a PD-R zoning to allow the creation of four (4) single-family lots from three (3) existing lots. The site previously contained five (5) homes. The walks are still in place along East 16th Street and Park Lane. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the proposed development of the site is appropriate.

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:

(NOVEMBER 3, 2016)

The applicant was present. There were no registered objectors present. Staff noted a point of correction. Staff stated the side yard setback proposed for Tract 4 was 4-feet on each side of the lot. 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. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes, 2 absent and 1 open position.