

FILE NO.: Z-4607-C

NAME: Perry Homes – PRD

LOCATION: 1501-1509 South IZard Street

DEVELOPER:

Robert Perry
2911 North Pierce
Little Rock, AR 72207

OWNER/AUTHORIZED AGENT:

Patrick M. McGetrick
McGetrick & McGetrick, Inc.
11601 Bass Pro Parkway
Little Rock, AR 72210

SURVEYOR/ENGINEER:

Patrick M. McGetrick
McGetrick & McGetrick, Inc.
11601 Bass Pro Parkway
Little Rock, AR 72210

AREA: 0.39 acre

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 47

CURRENT ZONING: PD-R (Planned Development-Residential) (expired)

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On November 8, 2007 the Planning Commission approved a Short-form PD-R to allow five (5) single-family homes facing IZard Street with rear loaded garages with conditions. The Board of Directors approved the PD-R with ordinance number 19,874 on December 4, 2007. However, the site was not developed and the PD-R expired in 2010.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Applicant is proposing to develop the property similar to the PD-R that was approved in 2007 by modifying the development to now include a reduced number of lots from five (5) to four (4) with rear access easement remaining as the previous PD-R. The units will have a two-car rear access garage with additional parking. The units will contain brick and Hardie siding and will be one or two stories with a maximum building height not to exceed 35 feet. The structures will be used as single-family residential units with requested four-foot setback on the sides, twenty-five foot rear setback and a front setback of fifteen feet.

B. EXISTING CONDITIONS:

The site will have frontage along the 1500 block of South IZARD Street and is currently undeveloped. North of the site contains a mixture of two-family homes, office, and commercial uses and zoning. To the east and south lie additional two-family homes. To the west of the site lies additional commercial uses and zoning.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200-feet of the site and the Central High, Downtown and Wright Avenue Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Is one-way or two-way traffic proposed into the property across the proposed lots?
2. Sidewalks with appropriate handicap ramps are required to be constructed along IZARD St. in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.
3. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged, missing, and not in compliance with ADA recommendations in the public right-of-way prior to approval of final CO.
4. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway, (501) 379-1805 (Travis Herbner) for more information.
5. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

6. A 20 feet radial dedication of right-of-way is required at the intersection of W. 15th Street and S. Iazard Street.
7. A concrete driveway apron should be constructed on 15th Street for access to lots?
8. All trash containers should be taken to Iazard Street for collection by City of Little Rock.

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.

Entergy: No comments received.

CenterPoint Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

Full plan review

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.

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 Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Central City 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 remain less than 6 units per acre. The application is to change a PDR (Planned Development Residential) District to PRD (Planned Residential Development) District to allow the creation of four lots (each less than a tenth of an acre) on site. The resulting density if each parcel has one house would be over 10 units per acre.

The Land Use Plan shows Residential Low Density (RL) to the east and south of the site. Mixed Use (MX) is shown to the west across IZard Street. Residential High Density (RH) use is shown to the north across 15th Street and to the southwest across IZard Street. 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 remain less than 6 units per acre. An existing single-family subdivision is in this area with homes on the lots. The Mixed Use category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. This area is cleared and undeveloped. The

Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. The area is cleared and vacant. The area to the north across 15th Street also has a single house on one lot.

Master Street Plan:

To the north is 15th Street and to the west is IZARD Street, both are Local Streets on the Master Street Plan. The primary function of Local Streets 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”. 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.

ANALYSIS:

The applicant proposes to rezone the 0.39 acre property located at 1501-1509 S. IZARD Street from “PD-R” Planned District – Residential (expired) to “PRD” Planned Residential District. The rezoning is proposed to allow for the construction of four (4) single family residences. The property is located at the southeast corner of S. IZARD Street and West 15th Street. The property is currently undeveloped and mostly grass covered. The property is comprised of one (1) entire single family lot and parts of two (2) single family lots. A paved alley right-of-way is located along the east side of the southernmost lot.

The applicant proposes to replat the property into four (4) lots. Lots 1 – 3 will be 40 feet by 100 feet in area, with Lot 4 being 30 feet by 140 feet. An 1,800 square foot building area is shown for Lots 1 – 3 and a 2,200 square feet building area is proposed for Lot 4. The proposed building setbacks are as follows:

Front – 15 feet
Rear – 25 feet
Sides – 4 feet

The applicant notes that the residences will be one (1) or two (2) stories in height. The buildings shall not exceed a height of 35 feet, which is the typical requirement for single family zones. The applicant also notes that the residences will have brick and Hardie siding exteriors.

The lots will have rear access from West 15th Street and the alley right-of-way. A 20 foot wide access easement (two-way) is proposed along the rear of the lots. Each residence will have a two-car rear access garage, with some additional parking. A no access easement will be platted along the front of all the lots.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge, there are no outstanding issues. The applicant is requesting no variances with the proposed PRD rezoning.

Staff is supportive of the requested PRD rezoning to allow the construction of four (4) single family residences. Staff views the request as reasonable. The previously approved PD-R zoning for this property allowed five (5) single family lots. The new proposed PRD zoning reduces the number of lots to four (4). The property is comprised of three (3) legal lots of record, which would allow for the construction of three (3) single family residences. The proposed PRD increases the number of allow residences by only one (1), which is only a very minor increase in the platted density. The proposed project represents a good in-fill type development, which should have no adverse impact on the surrounding properties.

STAFF RECOMMENDATION:

Staff recommends approval of the requested PRD rezoning, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, in the agenda staff report.

PLANNING COMMISSION ACTION:

(JANUARY 14, 2021)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 11 ayes, 0 nays and 0 absent.