

FILE NO.: Z-9384

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NAME: Wilson Short-form PD-R

LOCATION: 423/425 Colonial Court and 498 Ridgeway

DEVELOPER:

David D. Wilson  
498 Ridgeway  
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Ridgeback, LLC; David D. Wilson, Manager  
David and Lynn Wilson Revocable Trust; David D. Wilson, Trustee

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: .43 -acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0-LF

WARD: 3

PLANNING DISTRICT: 4

CENSUS TRACT: 15.02

CURRENT ZONING: R-3 single family

ALLOWED USES: 498 Ridgeway, single family residential; 423/425 Colonial Court, non-conforming duplex

PROPOSED ZONING: PD-R

PROPOSED USE: 498 Ridgeway, single family; 423/425 Colonial Court, duplex

VARIANCE/WAIVERS: Reduced rear yard setback for 423/425 Colonial Court and reduced side and front yard for a garage structure (temporarily).

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BACKGROUND:

The applicant owns 498 Ridgeway which is occupied by his single family residence and the property at 423/425 Colonial Court which is occupied by a non-conforming duplex. He desires to re-plat the two lots, taking 20 feet +/- off of the rear of the duplex lot and

adding it to the side of his single family lot. The re-plat results in two setback variances; a reduced rear yard for the duplex lot and a reduced side and front yard for a garage structure which will then be on the single family lot (although the garage structure will eventually be removed). The variances necessitate review and approval of the preliminary plat by the commission.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to re-plat the two adjoining lots; taking 20 feet off of the rear of the duplex lot and adding it to the side of his single family lot. This will result in a rear yard setback of 7.71 feet on the duplex lot. Twenty-five feet are required. There is a garage structure on the rear of the duplex lot that will then be on the single family lot with a side yard setback of 0 feet. Three feet are required.

B. EXISTING CONDITIONS:

498 Ridgeway is occupied by a two-story, 3,388 square foot, single family residence. 423/425 Colonial Court is occupied by a two-story, 2,484 square foot, non-conforming duplex. The neighborhood around the site is comprised primarily of older single family residences. There are some duplexes scattered throughout the area. An LRSD school campus is located across Colonial Court to the west.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Hillcrest Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A 20 feet radial dedication of right-of-way is required at the intersection of Colonial St. and Lee Avenue.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Sewer Available to this site.

Entergy: Entergy does not object to this proposal. There is an existing single phase, overhead power line on the south side of Lee Ave in front of this property, but does not appear to conflict with the proposal. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comments received.

AT&T: No comment received.

Central Arkansas Water: No comments received.

Fire Department: No comments.

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.

Planning Division: This request is located in Heights Hillcrest Planning District. The Land Use Plan shows Residential Low (RL) for this property. The Residential Low Density is for single-family homes at densities no greater than six dwelling units per acre. The applicant has applied for a rezoning from R-3 (Single-family District) to PD-R (Planned Development Residential) to allow moving the common lot line between the 2 lots. The site is within the Hillcrest Design Overlay Districts.

Master Street Plan: The North side of the property is Lee Ave and it is shown as a Collector on the Master Street Plan. West of the property is Colonial Court and it is shown as a Local Street on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. 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.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

H. SUBDIVISION COMMITTEE COMMENT: (January 2, 2019)

The applicant was present. Staff presented the item and noted no additional information was needed. Public Works staff explained the radial right of way dedication requirement.

Other reviewing agencies and departments comments were noted.

The committee determined there were no other issues and forwarded the item to the full commission.

I. ANALYSIS:

The R-3 zoned lot located at 498 Ridgeway is occupied by a two story single-family residence. The R-3 zoned property located at 423/425 Colonial Court is occupied by a non-conforming, two-story duplex. The lots lie in different subdivisions. Both properties are owned by a company and a trust owned by the applicant. The applicant is requesting to re-plat these two adjacent lots, taking 20 +/- feet off of the duplex lot and adding to his single family lot. That portion of the duplex lot will then become additional side yard area for the single family residence. There is a garage structure on the rear portion of the duplex lot which will be removed. No other changes are proposed to either property.

The proposed re-plat will result in a rear yard setback of 7.7 feet for the existing structure on the duplex lot. The duplex structure will actually have a setback of 25 feet but a deck, stairs and a landing extend into what will be the rear yard setback. The garage structure, which will be on the single family lot after the re-plat, will have a side yard setback of 0 feet and a front yard setback of 30 feet. Three (3) feet and 60 feet are required respectively. The garage structure will be demolished and removed.

The property lies in the Hillcrest Design Overlay District and the reduced setbacks necessitate a PUD.

Staff supports the PD-R to allow the proposed re-plat. The reduced rear yard for the duplex lot is for the deck, stairs and landing. The duplex structure itself will meet the required 25 foot rear yard requirement. Although the garage structure will be in place at the time of the re-plat, it will be removed, eliminating those variances from the DOD. The 1922 plats/bills of assurance for Colonial Court Addition and Ell B. Watson Subdivision do not address the plat or setback issues.

J. STAFF RECOMMENDATION:

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

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PLANNING COMMISSION ACTION:

(JANUARY 31, 2019)

The applicant was present. There were no objectors present. 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 10 ayes, 0 noes and 1 absent.