

FILE NO.: Z-9899

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NAME: Rezoning from O-3 to R-3

LOCATION: 822 S. Van Buren Street

DEVELOPER:

Marvin D. Allen  
2209 Wilson Road  
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Marvin D. Allen – Owner/Applicant

SURVEYOR/ENGINEER:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR **72065**

AREA: 0.24 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 9

CENSUS TRACT: 18

CURRENT ZONING: O-3

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.24 acre property from O-3 to R-3 to allow for the construction of a single family residence.

B. EXISTING CONDITIONS:

The property is undeveloped and mostly grass covered.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of 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: No comments.

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.

**One- or Two-Family Residential Developments.**

**As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments.** Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

**Exceptions:**

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

**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 Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

**If you have any additional questions please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.**

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-630 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 remains less than 6 units per acre. The application is to rezone from O-3 to R-3 for a Single Family Residence.

Surrounding the application area is Residential Low Density (RL). This is an older developed area with single-family homes. 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 remains less than 6 units per acre.

To the east in Park/Open Space (PK/OS) is Jonesboro Drive which is currently being developed as a city park. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

This site is not in an Overlay District.

Master Street Plan:

South Van Buren Street is a local street on the Master Street Plan. Local public streets are designed to provide access to adjacent property with the movement of traffic being a secondary purpose. Right-of-way is 50'. Sidewalks are required on one side. 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 proposed or existing bicycle facilities in this area.

Historic Preservation Plan:

This property is not a contributing structure and is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to rezone the 0.24 acre property located at 822 N. Van Buren Street from "O-3" General Office District to "R-3" Single Family District. The rezoning is requested to allow for the construction of a single family residence.

The property is located at the northwest corner of S. Van Buren Street and Maryland Avenue. The property is currently undeveloped and mostly grass covered. The property is comprised of Lot 6 and the south half of Lot 7, Block 8,

Cunningham's Addition. The property will need to be replatted into one (1) lot prior to a building permit being issued for the new residence.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. A land use plan amendment is not required for the proposed R-3 rezoning.

Staff is supportive of the requested R-3 rezoning. Staff views the request as reasonable. The proposed R-3 zoning will be compatible with the surrounding uses. Single family residences are located north, south and west of the subject property.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-3 rezoning.

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PLANNING COMMISSION ACTION:

(JANUARY 11, 2024)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval. The vote was 11 ayes and 0 nays. The application was approved.