

FILE NO.: Z-2333-C

NAME: Ellis Duplex and Accessory Building - PRD

LOCATION: 900 West 15th Street

DEVELOPER:

Darrell Ellis
905 West 15th Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Darrell Ellis
905 West 15th Street
Little Rock, AR 72202

SURVEYOR/ENGINEER:

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

AREA: 0.17 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 CENSUS TRACT: 47

CURRENT ZONING: O-3 (General Office District) with a Conditional Use Permit (CUP)

Variance/Waivers: None requested.

BACKGROUND:

In July, 31 2018, an application for a Conditional Use Permit (CUP) was submitted to modify an existing duplex residence and detached studio apartment located on this O-3 zoned lot. On October 04, 2018, the Planning Commission approved the request.

On June 22, 2019, an application was submitted to revise the Conditional Use Permit (CUP) to allow a building addition to the studio apartment which was previously approved as part of a three (3) unit residential development on this O-3 property. On August 01, 2019, the Planning Commission approved the request.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to change the property from O-3 (General Office District) with a Conditional Use Permit (CUP) to a PRD (Planned Residential District) to recognize the existing uses while allowing for a lot split (i.e. one parcel with one residential unit and one parcel with a duplex structure).

B. EXISTING CONDITIONS:

An existing duplex sits on the northwest corner of Izard and West 15th street. To the west of the duplex lies an existing studio apartment. A small addition was recently made to the studio apartment structure, as previously approved through the conditional use permit. Access to the existing duplex is provided via a driveway off of West 15th Street. North of the site contains a mixture of office and commercial uses and zoning. To the east lies a mixture R-4 (Two-family) and commercial uses and zoning. To the south and west of the site lies additional R-4, R-6 and C-3 zoning.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with The City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. A 20 feet radial dedication of right-of-way is required at the intersection of 15th Street and Izard Street.

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

Little Rock Water Reclamation Authority: Separate sewer services required for Existing Duplex and Studio Apartment building, with a sewer easement across Lot 7AR, if property is subdivided.

Entergy: No comments received.

CenterPoint Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

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 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 received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the Central City District. The Land Use Plan shows Mixed Use (MX) for the requested area. 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. The application is to change the property from O-3 (General Office District) with a Conditional Use Permit to PRD (Planned Residential Development) District to recognize the existing uses while allowing for a lot split (i.e. one parcel with one residential unit and one parcel with two residential uses).

Surrounding the application area, the Land Use Plan shows Mixed Use (MX) to the west, north and south (across 15th Street). Residential High Density (RH) is east (across Izard Street) and south beyond this is more Mixed Use (MX). Residential Low Density (RL) is shown to the southeast catty-corner to the application area. The Mixed Use (MX) 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. In this area to the north and west of the application are single-family houses and one business. The Mixed Use to the south, across 15th Street, is currently vacant. The Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. The area across Izard is a vacant lot and a single-family house. The RH land across 15th Street is vacant. 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. This land is a mix of single-family houses, a duplex, four-plex and vacant tracts.

Master Street Plan:

To the south is 15th Street and to the east is Izard Street, both streets 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 O-3 zoned property located at 900 West 15th Street is occupied by a duplex residential structure and a detached structure containing a studio apartment. The office zoning was established under the Dunbar Urban Renewal zoning plan (E-1). Multi-family was an allowable use in the E-1 District. Under the current ordinance, O-3 allows multi-family residences (duplex) as a conditional use as per the R-5 district.

The applicant is now requesting to change the property from O-3 (General Office District) with a Conditional Use Permit (CUP) to a PRD (Planned Residential Development) District to recognize the existing uses while allowing for a lot split (i.e. one parcel with one residential unit and one parcel with a duplex structure):

1. Lot 7AR is 2,659 square feet in area. The existing 26.8 x 31.7 foot studio apartment will be 12.3 feet from the new proposed property line.
2. Lot 7BR is approximately 4,715 square feet in area. The existing duplex residence will have a setback of approximately 4.5 feet (to carport portion) from the new proposed property line.

The typical parking requirement for a duplex is three (3) off-street parking spaces. Currently, the one-story duplex has an existing carport and driveway for parking located on the property, with access from West 15th Street. The studio apartment requires one (1) off-street parking space. On-street parking is allowed on both sides of most of the streets in this area including West 15th Street and S. Iazard Street. Historically, the residents of this property have used on-street parking as well as on-site parking, as have other residential properties in this general area. Staff believes that parking is sufficient for the continued use of the duplex and studio apartment.

To staff's knowledge, there are no outstanding issues. Staff is supportive of the requested PRD zoning. The property has existed in its current configuration for many years. The current and proposed continued use of the property was previously approved through the conditional use permit process. The requested PRD zoning is to simply allow the property to be split into two (2) small residential lots. The proposed lot split will not adversely affect the surrounding areas. The use is compatible with uses and zoning in the area, and should have no adverse impact on the surrounding properties.

STAFF RECOMMENDATION:

Staff recommends approval of the requested PRD zoning 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:

(MARCH 11, 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.