

FILE NO.: Z-6860-E

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NAME: Markham Harrison Properties Short-form PD-O

LOCATION: Located at 5307 A Street

DEVELOPER:

Markham Harrison Properties, LLC  
5300 West Markham Street  
Little Rock, AR 72205

ENGINEER:

White-Daters and Associates  
24 Rahling Circle  
Little Rock, AR 72223

AREA: 0.16 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 4 – Heights Hillcrest

CENSUS TRACT: 15.01

CURRENT ZONING: O-3, General Office District

ALLOWED USES: Office

PROPOSED ZONING: PD-O

PROPOSED USE: Parking lot

VARIANCE/WAIVERS: A variance from Sections 30-43 and 31-210 to allow the driveway spacing on A Street less than the typical ordinance standard.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The project is located on the south side of A Street between Harrison and Tyler Streets. The applicant is requesting a rezoning of the site from O-3, General Office District, to PD-O, Planned Development Office, to allow the development of a parking lot to serve the office building located at the Northwest corner of West Markham and Harrison Streets. The site plan includes the placement of a five foot one inch (5'1") landscape strip along the eastern and western perimeters.

B. EXISTING CONDITIONS:

The site contains a single-family home. There is a parking lot located to the east of this site and there are new offices located to the west of this site with their parking located along A Street. North of A Street are single-family homes. South of A Street within this area there is one (1) additional single-family home which is owned by the Magnolia Lodge. A portion of the rear yard of the Magnolia Lodge home is being used as parking. Sidewalks along A Street are being installed with the redevelopment of the property.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Hillcrest Residents Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that A Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to A Street including 5-foot sidewalks with the planned development. The new curb should connect with the newly installed curb to the west at the same width.
3. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. A variance is required to be obtained for the driveway location. Driveway spacing on commercial streets is 250 feet from street intersections and other driveways and 125 feet from side property lines.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to the site.

Entergy: Entergy does not object to this proposal. An existing Overhead power line exists in the alley to the south of this property. It does not appear to be in conflict with the proposed development. 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: No comment.

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 Heights Hillcrest Planning District. The Land Use Plan shows Office (O) for this property. The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for a rezoning from O-3 (General Office District) to Short-form PD-O (Planned Office Development) to allow a parking lot. The request is within the Midtown Design Overlay District.

Master Street Plan: North of the property is A Street and it shown as a Local Street on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. A Collector design standard is used for Commercial Streets. 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 bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ( $\frac{1}{2}$ ) the full width requirement but in no case less than nine (9) feet. The property is located in the City's designated mature area. A twenty-five (25%) percent reduction of the buffer requirements is acceptable. The minimum dimension of the buffer shall be six (6) feet nine (9) inches. After the five foot right of way dedication the street buffer is deficient.

3. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-way. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide. The property is located in the City's designated mature area. A twenty-five (25%) percent reduction of the buffer requirements is acceptable. The minimum dimension of the perimeter planting strip shall be six (6) feet nine (9) inches. The east and west perimeters are deficient.
5. An irrigation system shall be required for developments of one (1) acre or larger. For developments of less than one (1) acre a there shall be a water source within seventy-five (75) feet of the plants to be irrigated.
6. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (April 5, 2017)

Mr. Joe White of White-Daters and Associates was present representing the request. Staff presented an overview of the item stating the request was to allow the development of a parking lot on O-3, General Office District zoned property. Staff stated the request would also require approval by the City Beautiful Commission for the reduction in the perimeter landscape strips prior to the Board of Directors acting on the request.

Public Works comments were addressed. Staff stated right of way dedication to 30-feet from centerline was required. Staff stated with the development of the site street improvements to A Street including curb, gutter and sidewalk would be required.

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 has indicated a right of way dedication to 30-feet from centerline will be provided along with the required street improvements along A Street with the redevelopment of the lot with the new parking. There were no other issues raised at the April 5, 2017, Subdivision Committee meeting in need of addressing via a revised site plan.

The applicant is requesting a rezoning of the site from O-3, General Office District, to PD-O, Planned Development Office, to allow the development of a parking lot to serve the office building located at the Northwest corner of West Markham and Harrison Streets. The site is located within the Mid-town Design Overlay District. The Overlay typically regulates development of sites which include the construction of new buildings or remodeling of existing buildings which exceed 50-percent of the replacement cost of the building. In this case the applicant is requesting the review to allow the placement of the parking lot as the principal use of the property.

The site contains an existing home which will be removed to allow the new parking. The site plan indicates ten (10) new parking spaces. The applicant notes the current parking demand on the existing clinic far exceeds the parking available on their site. The new parking will be used as employee parking only.

The site plan includes the placement of a 5.1-foot landscape strip along the eastern and western perimeters. The street buffer and the landscape strip along the alley are indicated at 6.25-feet. The site is located within the Designated Mature area of the City which allows landscape strips to be reduced to 6-feet 9-inches. The plan as presented falls below the typical minimum landscape strip per the Landscape Ordinance requirement on the east and west sides. The site does not abut residentially zoned or used property therefore a land use buffer is not required.

The applicant will make application to the City Beautiful Commission for approval of a variance from the City's Landscape Ordinance requirements and allow the reduction in the landscape strips. Assuming approval by the Planning Commission and the City Beautiful Commission the item will then be forwarded to the Board of Directors for final action.

Staff is supportive of the applicant's request. The applicant is seeking a rezoning of the property to allow the redevelopment of the site with parking to serve a nearby office building. The property is currently zoned O-3, General Office District. The request is to allow the placement of the parking as the principal use of the property. There are no land use buffers required for the development of the site. City Beautiful Commission will review the landscape strips as proposed and provide a recommendation to the City Board of Directors.

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:

(APRIL 27, 2017)

The applicant was present. There were no registered objectors present. 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 11 ayes, 0 noes and 0 absent.