

FILE NO.: Z-5873-C

NAME: Peacock Apartments Short-form PRD

LOCATION: 101/103 South Park Street

DEVELOPER:

Tanya Hollifield
117 Boone Street #1
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Tanya Hollifield/Owner

SURVEYOR/ARCHITECT:

Brooks Surveying, Inc./Surveyor
Greg Pumphrey/Architect

AREA: 14,000 sq. feet NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 4 CENSUS TRACT: 48

CURRENT ZONING: R-3, Single-family residential

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R, Planned Development-Residential

PROPOSED USE: Accessory parking for apartment building

VARIANCE/WAIVERS:

1. Reduced land use buffers
2. Vehicles backing into public right-of-way
3. Use of gravel for parking surface

BACKGROUND:

A Planned Development-Residential, PD-R, was approved on this property in 1994 for the construction of a multifamily residential building with 8-units. The multifamily development was not constructed, and the PD-R was revoked by the Board of Directors in 1998.

In 2011 a request was made for a Planned Residential Development, PRD, to construct a paved parking area and dumpster enclosure to serve the tenants of the Peacock Apartments located across South Park Street. This application was withdrawn.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is making this request in order to expand the tenant parking. The proposed parking lot would be permeable through the use of gravel. Also, a reduced landscaping buffer is sought between the parking lot and the neighboring residence at 101 South Park, owned by the applicant's mother.

An existing storage building would be relocated to the rear yard of the residential structure.

B. EXISTING CONDITIONS:

The site is developed with a building constructed as a nursing home and related off-street parking. The structure has been vacant, but renovation has been initiated recently to convert the resident rooms into studio and one-bedroom apartments.

Within the vicinity of the property are some scattered Commercial and Office uses. Residential uses are predominant in the area.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comments from area property owners or neighborhood associations. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site, as well as the Capital View-Stiff Station neighborhood association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to concerns on the quality of stormwater discharging from the gravel lot, the proposed gravel parking lot should be paved within 3 or 5 years.
2. Vehicle backing into a public street other than single family and 2 family developments is not permissible. Due to S. Park St. not being a through street and having minimum traffic, staff does not see a concern.

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 does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.org or
Steve Crain at 501-371-4875; scrain@littlerock.gov

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. A land use buffer six (6) percent of the average width/depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. **For this site no less than six (foot) nine (9) inch buffer area is required.** A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The property to the south is zoned R-2.

A as a component of all land use buffer requirements, opaque screening, whether a fence or other device, six (6) feet in height shall be required upon the property line side of the buffer. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet.

3. Street buffers will be required at six (6) percent of the average depth of the lot. **For this site no less than six (foot) nine (9) inches is street buffer is required.** Requirements for landscaping in land use buffers shall be the same as perimeter landscaping at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet.
4. Screening requirements will need to be met for the vehicular use areas adjacent to street rights-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.
5. Eight percent (8%) of the vehicular use area must be designated for green space. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
6. All landscape areas shall be protected as per City of Little Rock Landscape Ordinance (Sec. 15-100). Provide notes on plan specifying type and location of mulch, edging, wheel stops, and/or concrete curb and gutter.
7. 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. TRANSPORTATION/PLANNING:

Rock Region Metro: No comment received.

Planning Division: The request is in the Heights Hillcrest Planning District. The Land Use Plan shows Residential High Density (RH) for the requested area. Residential High Density category accommodates residential development of more than twelve (12) dwelling units per acre. The application is to change an area from R-2 (Single Family District) to PRD (Planned Residential Development)

District to allow the development of a permeable gravel parking lot on one lot and maintain the existing residential structure on the other lot on the site.

Master Street Plan: To the north is West Markham Street and to the west is South Park Street. Both roads are a Local Street 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". A Collector design standard is used for 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.

H. SUBDIVISION COMMITTEE COMMENT: October 30, 2019

1. The applicant was present. Staff presented the item to the committee.
2. Planning staff inquired if any signage is proposed.
3. Public Works indicated the parking lot should be paved with asphalt or concrete within 3 to 5 years due to concerns about the quality of the stormwater discharging from the parking lot. Also, vehicles backing into a public street is not permitted; however, as South Park is not a through street and has minimal traffic, it should not be a concern.
4. Landscape comments noted the landscape buffers were insufficient and suggested the parking area could be reduced to meet requirements.
5. The applicant was informed responses were to be received by November 6, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

Additional information provided by the applicant indicated the new signage would follow the standards for one and two-family residences and would indicate the parking is for the use of the apartment tenants only.

The site plan was revised to provide more details on the landscape buffering between the existing residences on the north and south. The buffer to the north would include a 30-inch high raised planter 4-feet in width extending approximately 30 feet from the westernmost edge of the parking area. One-foot of this planter would be on the residential lot. A grade-level flower garden 3-feet width would provide the buffer for the remaining length of the parking area. The buffer between the parking area and the abutting residence to the south has been widened to 7 feet and would also have a 6-foot wood privacy fence in addition to the required trees and shrubs.

Public Works does not recommend approval of the gravel parking lot and believes a parking lot of this size should be paved or constructed in accordance with low impact development fundamentals. This particular 12 space parking lot is

proposed to be constructed with SB-2 gravel and not in conformance with low impact development fundamentals. Although gravel impervious surfaces discharge less stormwater, Public Works has concerns about the discharge of stormwater with high concentrations of sediment threatening downstream creeks, streams, and rivers and leading to complaints of dust and ponding water. The City of Little Rock Municipal Separate Stormwater Sewer System (MS4) permit issued by the Arkansas Department of Environmental Quality requires the City of Little Rock to limit and reduce discharges of pollutants such as sediment into stormwater.

Staff is supportive of the request to add the additional off-street parking for apartment residents and guests; however, the applicant's proposal for a gravel parking surface is insufficient to be considered low-impact development. Staff is concerned about impacts to stormwater quality and issues with on-going maintenance of the lot.

J. STAFF RECOMMENDATION:

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

Staff recommends approval of the variances to reduce the landscaping buffers and to allow parking to back into a public right-of-way.

Staff does not recommend the variance to permit the gravel parking surface.

PLANNING COMMISSION ACTION:

(NOVEMBER 21, 2019)

The applicant was present. There were no registered 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.