

FILE NO.: Z-10073

NAME: Icon Homes, LLC – PD-R

LOCATION: 414 N. Spruce St.

DEVELOPER:

Icon Homes, LLC
P.O. Box 23713
Little Rock, AR 72221

OWNER/AUTHORIZED AGENT:

Rod Chandler (Agent)
P.O. Box 23713
Little Rock, AR 72221

SURVEYOR/ENGINEER:

Joe White & Associates
25 Rahling Circle
Little Rock, AR 72223

AREA: 0.21 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 4

CENSUS TRACT: 15.01

CURRENT ZONING: R-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the property from R-3 to PD-R for a single-family residential development. The 66.66'x140' lot will be subdivided into two (2) separate lots, each being 33.33'x140' in area. Each lot will contain a 2-story, single-family residence. The applicant will not reside at the property and intends to market both single-family residences for sale in the future.

B. EXISTING CONDITIONS:

The site is just south of Lee Avenue behind Pulaski Heights United Methodist Church within the Hillcrest Overlay Design District. Properties in the general area contain a mixture of residential zoning and uses.

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:

1. Driveways do not meet the current City Code and Standard. Please see City Code 30-43, Drives shall be 5 ft off of the property line. Also drives cannot exceed 40% of the lot width so the max driveway width shall not be more than 13.2ft in width. Please revise.
2. Add note that existing driveway on Spruce shall be removed.
3. The alley shall be improved to the City Standard to the furthest edge of applicants property. See below for City standards for alley improvements:

Asphalt: Minimum six (6) inches of compacted class 7 (SB-2) aggregate base course to 100% modified proctor density plus a minimum of two (2) inches of hot mix asphaltic concrete on adequate subgrade compacted to 95% modified proctor density per City standards and specifications.

Concrete: Minimum six (6) inches of Portland cement concrete with reinforcement required for conditions and expected traffic wheel loading on adequate subgrade compacted to 95% modified proctor density per City standards and specifications.

Exposed Aggregate: Minimum six (6) inches of compacted class 7 (SB-2) aggregate to 100% modified proctor density on adequate subgrade compacted to 95% modified proctor density per City standards and specifications. Aggregate shall be properly stabilized and contained to prevent erosion of surface aggregate particles onto adjacent properties due to weather and vehicular traffic.

Minimum width of the alley surface shall be ten (10) feet with a minimum right of way width of twenty (20) feet per standard detail PW-35.

Alley turnout tying into standard City streets shall comply with standard detail PW-35.

Low impact development (LID) proposals can also be considered such as paving blocks, pervious concrete, or porous asphalt, but the proposal will have to be reviewed and approved by the City civil engineering staff. This will depend on the following factors including but not limited to existing soil conditions and vehicular traffic loadings expected.

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

Little Rock Water Reclamation Authority: No comment.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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 2021 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 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 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.

County Planning: No comments.

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 Heights/Hillcrest Planning District. The Land Use Plan shows 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 for a PD-R lot split.

Surrounding the application area are single family homes in a developed neighborhood.

The subject site is located in the Hillcrest Design Overlay District (Ord. 20223).

Master Street Plan:

North Spruce Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard 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.

Bicycle Plan:

North Spruce Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The property at 414 N Spruce Street is within the Hillcrest Historic District and was not surveyed when the district was first assessed in 1990. The property has not yet been determined to be contributing or non-contributing to the historic district. Constructed in 1936, the property is over 50 years old and was built within the historic district's period of significance (1890-1940). For these reasons, staff finds that the property is potentially eligible in the historic district. This section of the Hillcrest Historic District is scheduled to be resurveyed this year as part of Phase V of the Historic District Commissions five phase resurvey project.

H. ANALYSIS:

The applicant is proposing to rezone the property from R-3 to PD-R for a single-family residential development. The 66.66'x140' lot will be subdivided into two (2) separate lots, each being 33.33'x140' in area. Each lot will contain a 2-story, single-family residence. The applicant will not reside at the property and intends to market both single-family residences for sale in the future.

The site is just south of Lee Avenue behind Pulaski Heights United Methodist Church within the Hillcrest Overlay Design District. Properties in the general area contain a mixture of residential zoning and uses.

Each single-family residence will be 1800 square feet in area and will contain a separate concrete driveway extending from alley at the rear property line.

Section 36-502(b)(1)(a) requires one parking space for each single-family residence. The site plan shows a thirty-six (36) foot long concrete driveway extending from the alley behind each residence. There will also be a two-car wide garage at the rear of each residence. Staff feels the parking is sufficient to serve the proposed use.

The site plan shows a front set back of 16.38 feet, a rear setback of over 25 feet and 4.1-foot side yard setbacks for both residences. A total separation of 8.2 feet is shown between each residence. The proposed residences shall not exceed thirty-five (35) feet in height.

The exterior of each residence will be vinyl siding with a one-foot six-inch (1'6") layer of brick at the base. The roofing will be asphalt shingles.

No signage is proposed at this time. Any future signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one – and two – family zones).

To Staff's knowledge, the only outstanding issue is that the applicant needs to revise the site plan so that the driveways comply with requirements as noted in paragraph D. Otherwise, staff believes the proposed development is an appropriate use for this property. Staff feels the proposed development will not be out of character with the development pattern in the area. Properties in the general area contain a mixture of residential zoning and uses with some properties containing a higher density than the proposed development. Staff believes the minor increase in traffic will not increase the overall traffic flow in the general area and will not have an adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(NOVEMBER 14, 2024)

The applicant was present. The application came off the consent agenda. Staff presented the item and a recommendation for approval. There was 1 person in opposition. L. Daniel Eaton spoke of concerns that the lot isn't big enough to have two homes. After some discussion there was a motion to approve the application. The motion was seconded. The vote was 6 ayes, 3 nays, 1 absent and 1 open position. The application passed.