

FILE NO.: Z-10085

NAME: Brown – PD-R

LOCATION: 1705/1709 Boyce Street

DEVELOPER:

Jay's Development
1705/1709 Boyce Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Jamison Brown – Owner
1705/1709 Boyce Street
Little Rock, AR 72202

SURVEYOR/ENGINEER:

Cunningham Surveying, LLC
2105 Lorance Drive
Little Rock, AR 72206

AREA: 0.7 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 7 CENSUS TRACT: 2

CURRENT ZONING: R-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the property from R-3 to PD-R. The overall development will contain two (2) lots with the northernmost lot, 1705 Boyce Street, to be constructed as Phase I. Phase II, 1709 Boyce Street, is proposed for future development and will mirror Phase I development. The overall development will contain four (4) duplexes (two(2) duplexes per phase) that will be available to rent.

B. EXISTING CONDITIONS:

The lots are located on the east side of Boyce Street, between E. 17th (north) and E. 18th (south) Streets. The subject property is part of an R-3 zoned pocket which is surrounded by industrial zoning and uses in all directions.

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. Most of the plans are not legible, resubmit legible copies for staff review.
2. Based on what is submitted that can be made out, does not meet any City of Little Rock Driveway Standards.
3. The two-way shared drive is not supported by staff and a new layout shall be proposed.
4. It might be beneficial to the applicant to have themselves or a representative set up a meeting, because as proposed staff will not support/cannot support the proposed plans.

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:

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

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 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.

Parks and Recreation: No comments received.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

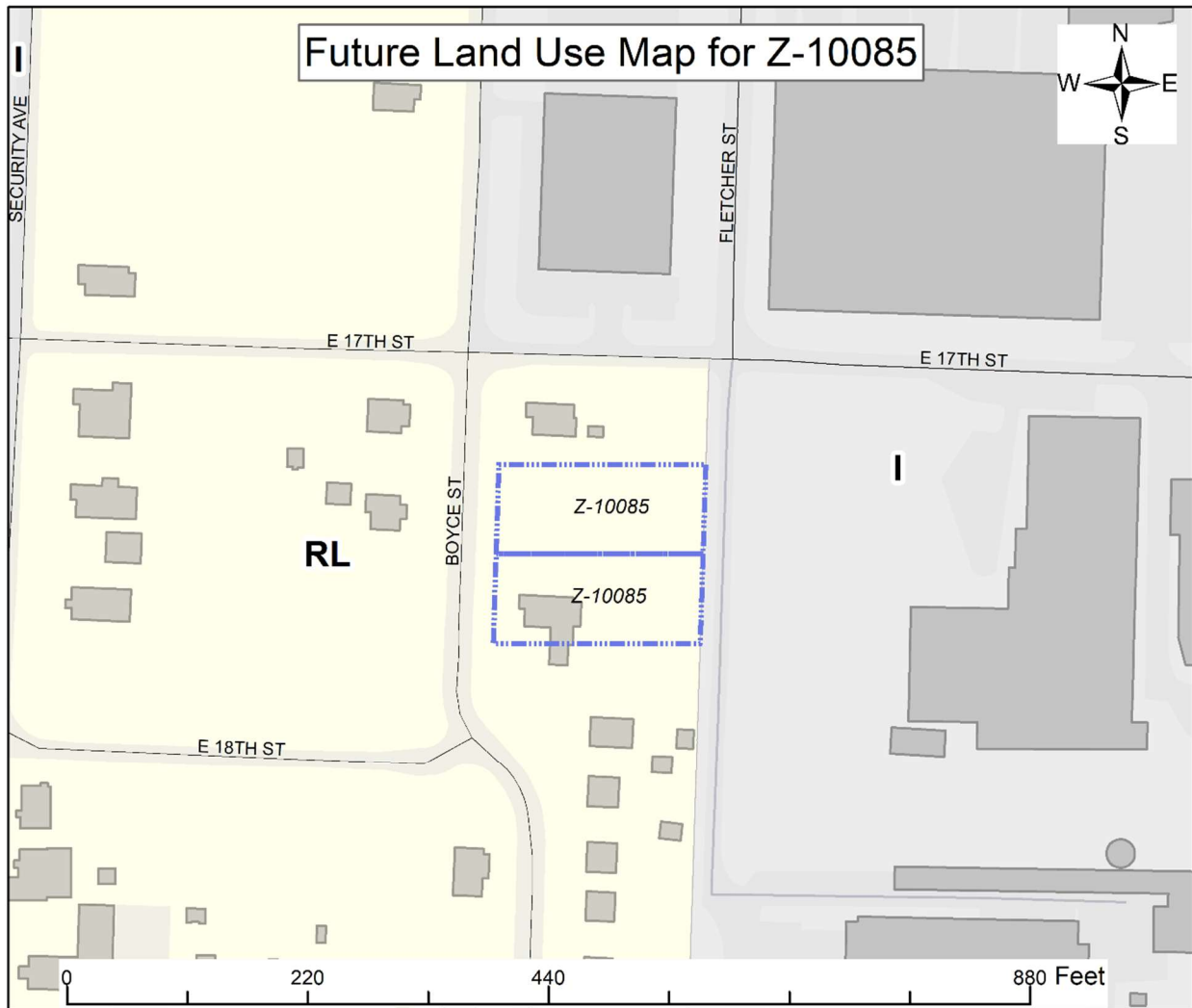
Landscape: No comments.

G. TRANSPORTATION/PLANNING: No comments received.

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-30 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.



Surrounding the application area on the west are single family homes in a partially developed neighborhood in a low density residential area. East of the site are businesses in a large light industrial use area.

This site is not located in an Overlay District.

Master Street Plan:

Boyce 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:

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

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant is proposing to rezone the property from R-3 to PD-R. The overall development will contain two (2) lots with the northernmost lot, 1705 Boyce Street, to be constructed as Phase I. Phase II, 1709 Boyce Street, is proposed for future development and will mirror Phase I development. The overall development will contain four (4) duplexes (two (2) duplexes per phase) that will be available to rent.

The lots are located on the east side of Boyce Street, between E. 17th (north) and E. 18th (south) Streets. The subject property is part of an R-3 zoned pocket which is surrounded by industrial zoning and uses in all directions.

The overall site contains two (2) adjoining lots located at 1705 and 1709 Boyce Street and will be constructed in two (2) phases.

The applicant is proposing a front building setback of thirty-six (36) feet, a rear setback over thirty-nine (39) feet, and side yard setbacks over seven (7) feet.

The property will be accessed through a common two-way, access driveway extending from Boyce Street. The existing concrete driveway apron will have a turn-a-bout and be extended to twenty (20) feet in width to provide maneuverability and to accommodate traffic flow into and out of the property.

During Phase I, the developer will construct two (2) duplexes in the northern portion of the site located at 1705 Boyce Street. The site plan shows each duplex will have a separation over eighteen (18) feet. Phase II of the development will mirror Phase I and will be constructed at 1709 Boyce Street at some time in the future.

The units within each phase will be labeled A-D, and each unit will be 959 total square feet in area, having 853 square feet of living space that will contain three (3) bedrooms, two (2) bathrooms, with open living, dining, kitchen concept. The applicant notes a two (2) hour fire wall will separate the units extending from the concrete foundation to the underside of the roof decking. Each duplex will contain covered front and rear porches and a private laundry area.

Each unit will contain a single 18'x10' parking pad on the property in front of each unit. Four (4) 20'x10' off-street parking pads along Boyce Street provide additional parking.

Section 36-502 requires 1.5 parking spaces per unit. Staff feels the parking is sufficient to serve the proposed use.

The applicant did not submit a sign plan at this time. All signs must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one- and two-family zones).

All site lighting must be low-level and directed away from adjacent properties.

Trash collection for the development must comply with code regarding the location and number of trash bins required for tenants.

Staff feels that the proposed residential development will add both character and provide a diversity of residential options within the general area. Several lots in the area are undeveloped and in-fill development is encouraged within this isolated residential pocket. Although the development will create a minor increase in traffic staff feels that it will have no 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. 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 9 ayes, 0 nays, 1 absent and 1 open position. The application was approved.