

FILE NO.: Z-10021

NAME: E&Y Development, LLC – PD-R

LOCATION: 117 Rice Street

DEVELOPER:

EY Custom Homes, LLC
319 Valmar Street
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Roy Andrews (Agent)
200 Casey Drive
Maumelle, AR 72113

SURVEYOR/ENGINEER:

Roy Andrews (Agent)
200 Casey Drive
Maumelle, AR 72113

AREA: 0.15 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 9

CENSUS TRACT: 48

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 50'x135' lot will be subdivided into two (2) separate lots, each being 25'x135' 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 W. Markham Street opposite the Arkansas Schools for the Blind and Deaf. 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: No comments.

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:

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 connect with future development, as determined by the fire code official.

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 I-630 Planning District. The Land Use Plan shows Residential Low Density (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 to rezone from R-3 to PD-R. Lot Split

Surrounding the application area is Residential Low Density (RL) on the Future Land Use Map. The zoning ranges from R-3 to R-4 uses in single-family residences.

This site is not located in an Overlay District.

Master Street Plan:

Rice 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:

The Master Bike Plan Map does not show existing or proposed facilities in this area.

Historic Preservation Plan:

This property is located in the Capitol View National Historic District. In the vicinity are 5 structures contributing to the historic district with 1 structure independently listed in the National Register of Historic Places.

H. ANALYSIS:

The applicant is proposing to rezone the property from R-3 to PD-R for a single-family residential development. The 50'x135' lot will be subdivided into two (2) separate lots, each being 25'x135' 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 W. Markham street opposite the Arkansas Schools for the Blind and Deaf. Properties in the general area contain a mixture of residential zoning and uses.

Each single-family residence will be 2,249 square feet in area and will contain a separate walkway and concrete driveway extending from Rice Street.

Section 36-502(b)(1)(a) requires one parking space for each single-family residence. The site plan shows a twelve (12) foot concrete driveway extending from Rice Street. There will also be a one-car wide garage on the front of each residence. Staff feels the parking is sufficient to serve the proposed use.

The site plan shows front and rear building setbacks of over twenty-five (25) feet and five (5) foot side yard setbacks for residence. A total separation of ten (10) feet is shown between each residence. The proposed residences shall not exceed thirty-five (35) feet in height.

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, there are no outstanding issues associated with this application. 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 paragraph E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(AUGUST 8, 2024)

The applicant was present. The application came off consent agenda. Staff presented the item and a recommendation of approval as outlined in the "staff analysis" above. There were four persons registered in opposition. Liz Wilcox, Josh Counce, Scott Jones and Stephen Erickson spoke concerning issues with overcrowding, traffic issues, and parking issues. They were concerned that the lot was too small for two single family dwellings. After much discussion there was a motion to approve the application. There was a second. The vote was 4 ayes, 6 nays and 1 absent. The motion failed.