

FILE NO.: Z-10038

NAME: Gregory – PD-R

LOCATION: 709-717 W. 32nd Street

DEVELOPER:

Gerald Gregory
Songbyrd Development Enterprise, LLC
PO Box 166687
Little Rock, AR 72216

OWNER/AUTHORIZED AGENT:

Gerald Gregory – Agent/Owner

SURVEYOR/ENGINEER:

South Point Surveying, PLLC
PO Box 400
Sheridan, AR 72150

AREA: 0.4 acres NUMBER OF LOTS: 3 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 CENSUS TRACT: 5

CURRENT ZONING: R-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone 0.4 acre from R-2 to PD-R to construct a residential development. The property is comprised of six (6) lots. The lots will be replatted into three (3) lots. Each replatted lot will contain three (3) living units – a 2-story duplex in the front portion of the lot and a 1-story accessory dwelling in the rear portion of the lot. The overall development will contain nine (9) dwellings that will be available to rent.

B. EXISTING CONDITIONS:

The property is undeveloped, grass-covered and contains a scattering of mature trees and shrubs. Properties in the general area contain a mixture of 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. Provide parking plan for staff's review for compliance with the minimum parking spaces required for the proposed structures per City's zoning ordinance.
2. Show widths on all proposed driveways on site plan.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

1. Full plan review.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

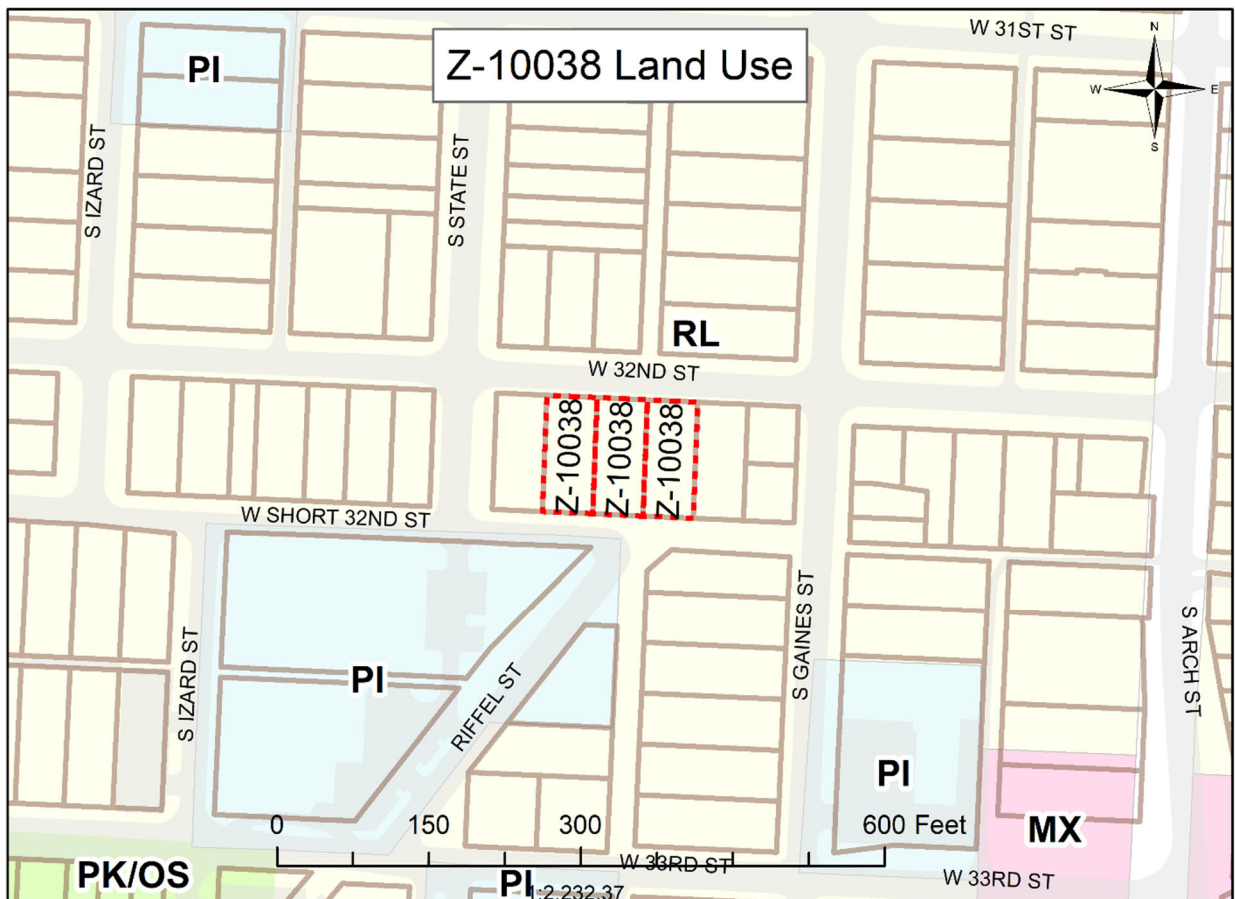
1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING: No comments received.

Rock Region Metro: No comments received.

Planning Division:

The request is in the Central City 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 for a PD-R. Duplexes and Accessory Dwellings for 9 dwellings on 0.32 acres.

Surrounding the application area are single family homes and duplexes in Low Density Residential use area. The area has a few faith-based institutions in Public/Institutional use areas.

This site is not located in an Overlay District.

Master Street Plan:

W 32nd 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. The east lot of the application has the drive located in the non developed portion of Short 32nd St. ROW. Right-of-way improvements may be necessary to South Gaines Street to create a legal drive.

Bicycle Plan:

W 32nd 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 0.4 acre from R-2 to PD-R to construct a residential development. The property is comprised of six (6) lots. The lots will be replatted into three (3) lots. Each replatted lot will contain three (3) living units – a 2-story duplex in the front portion of the lot and a 1-story accessory dwelling in the rear portion of the lot. The overall development will contain nine (9) dwellings that will be available to rent.

The property is undeveloped, grass-covered and contains a scattering of mature trees and shrubs. Properties in the general are contain a mixture of zoning and uses.

Each duplex will be 2,400 square feet in area (1,200sf per unit), and contain three (3) bedrooms and two (2) bathrooms. The proposed setbacks for the duplexes will be twenty-five (25) feet from the back of the curb of W. 32nd Street, over twenty-five (25) feet from the rear property line, and a minimum of five (5) feet from the side property lines.

Section 36-502 requires 1.5 parking spaces per unit. Therefore, driveways servicing the duplexes along W. 32nd Street shall be a minimum of eighteen (18) feet wide to comply with the code.

The development will also contain three (3), 1-story accessory dwelling units (ADU), one (1) per platted lot, fronting W. Short 32nd Street. Each ADU will be 800 square feet in area and contain two (2) bedrooms and two (2) bathrooms.

Typically, one (1) parking space is required for an ADU. The site plan shows a fifteen (15) foot wide driveway extending from W. Short 32nd Street for each ADU. The proposed parking for the ADUs comply with the code.

ADU building setbacks are shown to be over sixty (60) feet from the front property line, twenty (20) feet from the rear property line (fronting W. Short 32nd Street), and a minimum of five (5) feet from the side property lines.

The applicant notes that exterior construction materials will include board and batt siding, horizontal siding, vinyl windows, and a fiberglass exterior door. Roofing materials will contain asphalt shingles.

The applicant is not requesting a sign at this time. All signs must comply with Section 36-552 of the City's Zoning Ordinance (signs permitted multi-family zones).

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

Staff feels that the proposed residential development will add both character and provide diversity of much needed residential options within the general area. Many of the properties in the area are undeveloped lots. 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, with the condition noted above, of the requested PD-R rezoning, subject to compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis, of the agenda staff report, and the following condition:

1. Submit a replat for the proposed development to staff for review and approval showing Lots 3-8 replatted into three (3) lots as depicted on the site plan, prior to filing for a building permit.

PLANNING COMMISSION ACTION:

(SEPTEMBER 12, 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 was one person in opposition. Wendel Jones voiced his concerns about the height of the building. There were three persons in support of the application. Mondall Ellis, Jerry Dotson and Amanda Wayne spoke in favor of the project. After some discussion there was a motion to approve the application. There was a second. The vote was 9 ayes, 0 nay, 1 absent and 1 open position. The motion passed.