

FILE NO.: Z-9245

NAME: 5615 L Street Short-form PD-R

LOCATION: Located at 5615 L Street

DEVELOPER:

Craig Renard
1500 Pine Valley
Little Rock, AR 72207

SURVEYOR:

Brooks Surveying Inc.
20820 Arch Street Pike
Hensley, AR 72065

ARCHITECT:

Fennell Purifoy Architects
100 Morgan Keegen Drive, Suite 320
Little Rock, AR 72202

AREA: 0.17 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 4

CENSUS TRACT: 16

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Single-family residential allow an accessory structure which exceeds the rear yard coverage allowed per the Hillcrest Design Overlay District

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from R-2, Single-family to PD-R, Planned Development Residential, to allow the placement of an accessory building on the lot to serve as an accessory dwelling and occasionally a home office. The applicant is proposing to construct an addition to the existing building containing 670 square feet. The property is located within the Hillcrest Design Overlay District which has development criteria related to setbacks and in this case rear yard coverage. The Overlay states accessory building coverage within the twenty-five (25) foot setback from the rear property line shall be no more than 40 percent of the area in that section. Based on the lot width the maximum rear yard coverage allowed per the Overlay is 700 square feet. The addition to the accessory dwelling and the existing accessory dwelling results in a rear yard coverage of 1,193.5 square feet or 68.2 percent.

B. EXISTING CONDITIONS:

The site contains a single-family residence, a detached garage and a block building which appears to be an accessory dwelling. The area is predominately single-family. There are apartments located to the west of the site and single-family homes to the north of the site in the Prospect Terrace Subdivision. L Street is a very narrow street with no curb and gutter or sidewalk in place.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200 feet of the site along with the Prospect Terrace Association Inc. were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

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

Little Rock Water Reclamation Authority: Sewer available to this site. Existing easements must be retained. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. However, there appear to be existing power lines which run along the alley where the proposed addition is located. Caution should be used when constructing structures near overhead power lines to ensure that all proper clearances are maintained. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this proposal proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No comment received.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comment.

Landscape: No comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: METRO serves this location nearby on route 22 University Ave and route 1 Pulaski Heights. We have no objections to the proposed residential addition.

Planning Division: This request is located in Heights Hillcrest Planning District. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density category provides for single family homes at densities not to exceed six (6) units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than six (6) units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PDR (Planned Development Residential) to allow the development of an accessory structure in the rear yard of an existing single-family residence. The request is within the Hillcrest Overlay District.

Master Street Plan: North of the property is L Street and it is shown as 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. This street 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: (August 9, 2017)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff stated the applicant was seeking approval to allow the removal of a garage and reconstruction of the former garage area with an addition to an existing accessory dwelling. Staff stated the site was located within the Hillcrest Design Overlay District which had specific development criteria related to rear yard coverage. Staff stated the development as proposed exceeded the maximum 40 percent coverage as allowed per the Overlay. Staff questioned if the request included separate meters for the home and the accessory dwelling.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

There were few outstanding technical issues in need of addressing raised at the August 9, 2017, Subdivision Committee meeting. The applicant has indicated a request to allow separate meters for the site should an occasion arise in the future that would warrant separate meters.

The request is to rezone the site from R-2, Single-family to PD-R, Planned Development Residential, to allow the placement of an accessory dwelling on the lot which will also serve as a home office. Currently there is an accessory dwelling and a dilapidated garage on the rear portion of the lots. The garage will be removed and reconstructed as an addition to the existing accessory dwelling as finished living space. The new construction will contain 670 square feet of floor area and the existing structure contains 624 square feet of floor area.

The property is located within the Hillcrest Design Overlay District which has development criteria related to setbacks and in this case rear yard coverage. The Overlay states accessory building coverage within the twenty-five (25) foot setback from the rear property line shall be no more than 40 percent of the area in that section. Based on the lot width the maximum rear yard coverage allowed per the Overlay is 700 square feet. The new construction results in a rear yard coverage of 1,193.5 square feet or 68.2 percent.

Staff is supportive of the applicant's request. The applicant is seeking approval to allow an accessory dwelling within the rear yard which exceeds the typical allowance per the Hillcrest Design Overlay District. The site is developed with a single-family residence and an accessory dwelling which do not appear to have impacted the site or general area. Located on the site appear to be adequate areas for outdoor living space shared between the home and the accessory dwelling. To staff's knowledge there are no remaining outstanding technical issues

associated with the request. Staff feels the applicant's request to rezone the site to allow the accessory structure within the rear yard as proposed is appropriate.

J. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(AUGUST 31, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.