

FILE NO.: Z-10053

NAME: Larkowski – PD-R

LOCATION: 4306 West 11th Street

AGENT:

Vernon J. Williams (Agent)
GarNat Engineering, LLC
P O Box 116
Benton, AR 72022

OWNER:

Jerry Larkowski
P O Box 7348
Little Rock, AR 72217

ENGINEER/SURVEYOR:

GarNat Engineering, LLC
P O Box 116
Benton, AR 72022

AREA: .15-acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 9

CENSUS TRACT: 18

CURRENT ZONING: R-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a Planned Development-Residential to allow for the construction of two (2) attached single family residences, with the existing lot being split into two (2) lots.

B. EXISTING CONDITIONS:

The site contains a 6,750 square foot vacant lot. The request is in the I-630 Planning District. The Future Land Use Plan shows Residential Low Density (RL) for the requested area.

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: Provide parking plan for staff's review for compliance with the minimum parking spaces required for the proposed structure per City's zoning ordinance.

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: Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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 2012 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 2012 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 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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.

If you have any additional questions please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.

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:

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-630 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 Planned Development- Residential (PD-R) for Two Townhomes.

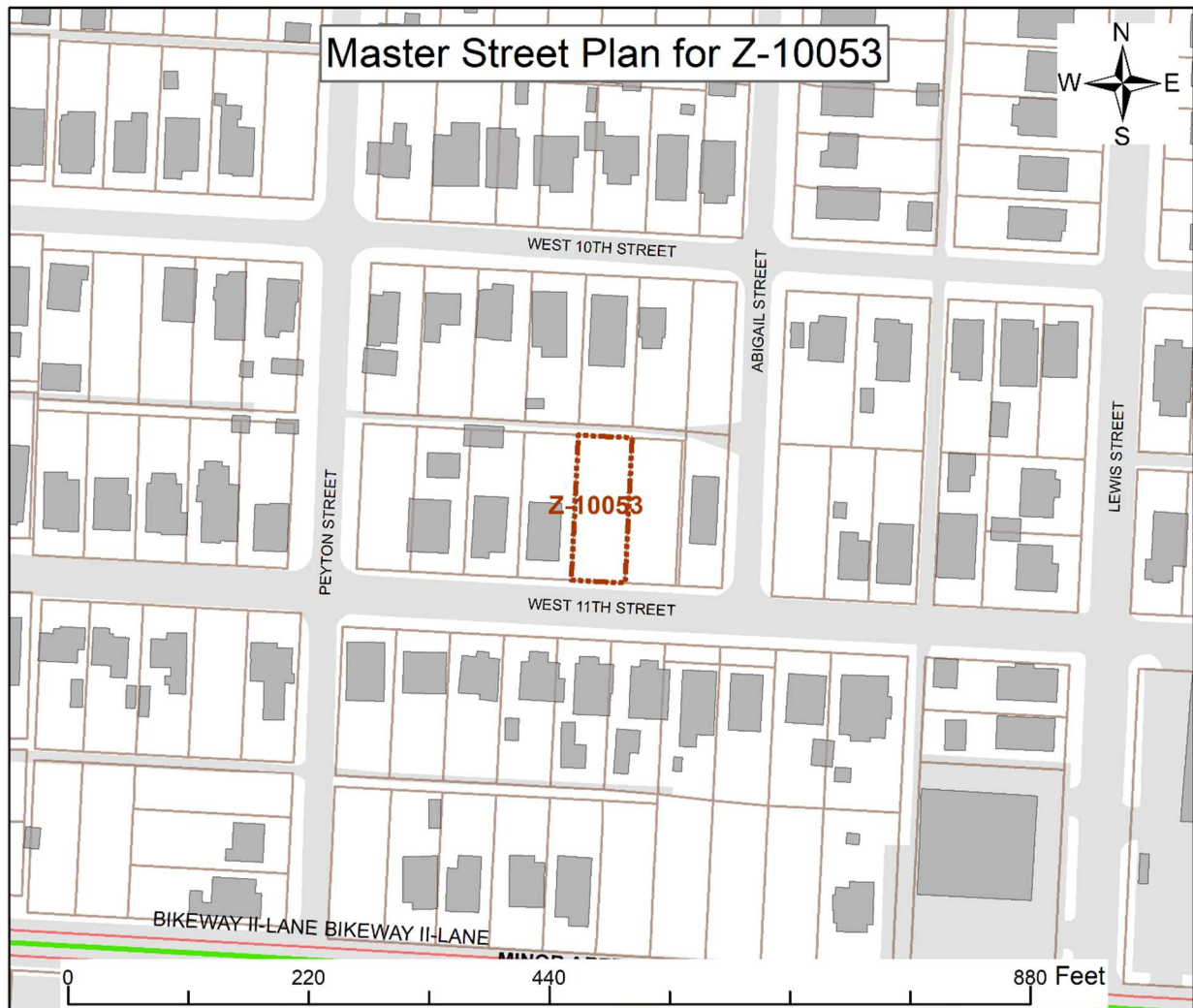
Surrounding the application area are single family homes interspersed with vacant lots in R-3 Single Family Residential zoning.

This site is not located in an Overlay District.

R-3 Single Family lots are 5,000 s.f. with a minimum width of 50' and a depth of 100'. Lots in this application are size from 3,450 s.f. with a minimum lot width of 25' and min depth of 138'.

Master Street Plan:

W 11th 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:

W 11th 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 requesting a Planned Development-Residential to allow for the construction of two (2) attached single family residences, with the existing lot being split into two (2) lots.

The site contains a 6,750 square foot vacant lot. The request is in the I-630 Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area.

The proposed structure will contain two (2) attached single family residences. The lot will be divided into two (2) lots with the property line separating the two (2) family residences. Each residence will be sold separately.

The proposed structure will be approximately 3,248 square feet in area (1,624 square feet per residence) and two stories in height. Each residence will have two bedrooms and one and a half bathrooms. The exterior of the structure will be vinyl siding. The proposed overall structure will be set back approximately 20 feet from the front (south) property line, 4.8 to 4.9 feet from the side property lines and over 25 feet from the rear property line.

There will be a shared driveway in the front of the unit with two (2) off-street parking spaces (one per residence).

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

Staff is in support the requested PD-R rezoning. The applicant is requesting no variances. Staff believes the request is reasonable and that the proposed attached single-family residence, with a total of two (2) residences is appropriate for this location.

I. STAFF RECOMMENDATION:

Staff recommends approval of the Planned Development-Residential request, subject to compliance with comments and conditions noted in paragraph E and the staff analysis of the agenda staff report.

PLANNING COMMISSION ACTION:

(OCTOBER 10, 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 8 ayes, 0 nays, 2 absent and 1 open position. The application was approved.