

FILE NO.: Z-3639-A

NAME: Queensboro Short-form PD-R

LOCATION: Located at 6101 – 6119 Queensboro Drive

DEVELOPER:

Brian Teeter
50 Edgehill Road
Little Rock, AR 72207

SURVEYOR:

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

AREA: 0.918 acres NUMBER OF LOTS: 1 zoning lot FT. NEW STREET: 0 LF

CURRENT ZONING: O-3, General Office District

ALLOWED USES: Office

PROPOSED ZONING: PD-R

PROPOSED USE: Recognize existing multi-family

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is to rezone the site from O-3, General Office District to Planned Development Residential to recognize an existing three (3) building four (4) unit apartment development located on the site. A fourth building was originally constructed but has been removed due to a fire and that area is currently being used as parking.

B. EXISTING CONDITIONS:

The property is located just off Geyer Springs Road on Queensboro Drive. There are three (3) building of apartments located on the site with a paved area for parking which was formerly a four (4) unit apartment building also. Queensboro

Drive is developed with single-family homes. There is a church located to the north of this site and a high school located across Geyer Springs Road. To the south of the site is a drainage ditch and vacant property. The property immediately to the east of this site is vacant and zoned C-1, Neighborhood Commercial.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area property owners and residents. All property owners located within 200-feet of the site along with the Allendale Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comments.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. Electrical service is already provided to the building from the rear property line. There do not appear to be any conflicts with existing Entergy facilities.

CenterPoint Energy: No comment received.

AT & T: No comment received.

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

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location currently not served on fixed route but by paratransit services only. No issues as shown.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the Geyer Springs West Planning District. The Land Use Plan shows Office (O) for this property. The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for a rezoning from O-3 (General Office District) to PDR (Planned District Residential) to recognize the existing multifamily units on the site.

Master Street Plan: Queensboro Drive is classified a Local Street by the Master Street Plan. The primary function of a Local Street 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.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (October 28, 2015)

The applicant was not present. Staff presented an overview of the item stating there were no outstanding technical issues associated with the request. Staff stated the request was to rezone the site from O-3, General Office District to Planned Development Residential to recognize the existing multi-family development which was not allowed under the current zoning classification. Staff stated the request was to rezone the property to match the use. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues in need of addressing raised at the October 28, 2015, Subdivision Committee meeting. The request is to rezone the site from O-3, General Office District to Planned Development Residential to recognize an existing three (3) building four (4) unit apartment development located on the site. A fourth building was originally constructed but has been removed due to a fire and that area is currently being used as parking. The buildings were constructed in 1971 when the property was located outside the City limits of the City of Little Rock.

The site contains the paved parking area of the former apartment building as well as parking within the rear of the units. The buildings are two (2) story buildings. There is a four (4) foot chain link fence located along the eastern, southern and western perimeters of the site.

Staff is supportive of the applicant's request. The applicant is seeking zoning approval to recognize the existing apartment development located on the site. To staff's knowledge there are no outstanding technical issues associated with the request. Staff feels the rezoning to Planned Development Residential is appropriate.

I. 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:

(NOVEMBER 19, 2015)

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.