

FILE NO.: Z-10084-A

NAME: E&Y Development, LLC – PD-R

LOCATION: 1516 S. Ringo Street

DEVELOPER:

E&Y Development, LLC
319 Valmar Street
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

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

SURVEYOR/ENGINEER:

Holloway Engineering, Surveying & Civil Design, PLLC
200 Casey Drive
Maumelle, AR 72113

AREA: 0.258 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 CENSUS TRACT: 47

CURRENT ZONING: R-4

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the property from R-4 to PD-R for a single-family residential development. The 75'x140' lot will be subdivided into two (2) separate lots, each being 37.5'x140' 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 north of Gibbs Magnet Elementary School. Properties in the general area are a mix of R-4 and C-3 zoning.

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. Driveways shall be bound in order to keep the gravel in place.
2. You are only allowed a 20ft x 20ft parking area, reduce and resubmit.
3. Ensure the Sidewalk that is damaged is replaced back to meet specs.

Public Works

1. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.

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:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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 2021 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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 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.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes:

As per 2021 Arkansas Fire Prevention Code Volume III R302.1(1) Single Family Dwellings have the following requirements when dealing with Dwellings that are closer than 7’ from the property line:

1. If the soffit assembly extends inside of 5’ from the property line, it must be constructed with fire treated materials. 5/8” Type “X” Drywall, stucco, fire treated plywood or some other fire treated material on underside of the soffit, fire treated fascia, elimination of soffit bents and gable vents and crawl space vents on the affected portion of the wall. Note: Vents must be relocated to ensure proper venting of the attic space.
 - a. Exceptions to this are to fire block this section of the exterior wall from the top plate to the underside of the roof decking and to fire caulk the blocking at all joints.

As per 2021 Arkansas Fire Prevention Code Volume III R302.1(1) Single Family Dwellings have the following requirements when dealing with Dwellings that are closer than 5' from the property line:

1. Exterior walls from 3 to 5' from the property line must be constructed of 1-hour fire rated material and the soffit must be constructed from 1-hour fire rated material. Soffit and gable vents are not allowed, and venting must be relocated to adjacent roof and wall sections.
2. Fire Treated roof decking must extend 4' up the roof as per the Authority having jurisdiction.
3. In applications 3' to 5' from the dwelling unit to the property line exterior windows are not allowed to exceed 25% of the wall area.

Note: Utilities are permitted below grade on property but cannot enter where dwellings are located less than 7' from the property line. HVAC Units are not permitted to be installed back-to-back on adjacent properties unless there are 7' setbacks and must be located on dwelling unit property.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

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) use for the application 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 PD-R Approval.

East and west of the subject site are single family residences in an area of Residential Low Density (RL) use. To the south of the site is an area of Public/Institutional (PI) use with an elementary school and community recreation center.

This site is not located in an Overlay District.

Master Street Plan:

S Ringo 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:

South Ringo Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The site is adjacent to, and was previously a part of, the historic residences known as “Bush Row”, which comprises homes originally built for members of the Bush family, a prominent African American family associated with the founding of the Mosaic Templars of America. John Bush (1856-1916) was widely acknowledged as one of the wealthiest Black men in Arkansas and a progenitor of the economic development and progress of Black American entrepreneurs.

The subject site is the previous location of the A.E. Bush House, at 1516 S. Ringo Street. The A.E. Bush House was built in 1919 in the Craftsman style, designed by prominent local architecture firm Thompson and Harding, and listed in the National Register of Historic Places in 1984. The current property owner and applicant were notified of the significance of the structure on October 5, 2023. On May 7, 2024, the house was listed by Preserve Arkansas to its 2024 Most Endangered Places list. The Bush House was delisted in October 2024 following the demolition of the site.

The Historic Preservation Plan advocates for the increased identification and recognition of Little Rock’s historic resources and increased effectiveness and coordination with the review of development plans. Staff advocates that future proposed development of the site considers its potential adverse impacts to the surviving “Bush Row” residences within this historic setting.

H. ANALYSIS:

The applicant is proposing to rezone the property from R-4 to PD-R for a single-family residential development. The 75’x140’ lot will be subdivided into two (2) separate lots, each being 37.5’x140’ 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 north of Gibbs Magnet Elementary School. Properties in the general area are a mix of R-4 and C-3 zoning.

Each single-family residence will be 1225 square feet in area and will contain a separate concrete driveway extending from South Ringo Street.

Section 36-502(b)(1)(a) requires one parking space for each single-family residence. The site plan shows a 30-foot long concrete driveway extending from the South Ringo Street connecting to a gravel drive along the south side of each residence. The gravel drive will lead to a 20-foot deep gravel parking area adjacent to the rear of each residence in the rear yard. Staff feels the parking is sufficient to serve the proposed use.

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

The exterior of each residence will be vinyl siding with asphalt shingle roofing.

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 paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(FEBRUARY 13, 2025)

The applicant was present. The application came off consent agenda. Ashley Joyce spoke in support. There were twelve (12) persons in opposition. Tricia Bean, Bathy Wells, Rip Weaver, Brittany Nichols, Angel Burt, John Hedrick, Patricia Hendrick, Angela Sortor, Ann Ballard Bryan, Scott Smith, Mia Forman, and Arion Crenshaw voiced concerns of Historic Preservation, property values and that the style of the house not being compatible with the surrounding neighborhood. After much discussion there was a motion to approve the application as recommended by staff. There was a second. The vote was 7 ayes, 3 nays, and 1 open position. The motion passed.