

FILE NO.: Z-8292-A

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NAME: The House of Vision Revised Short-form POD

LOCATION: Located at 1921 Wright Avenue

DEVELOPER:

Dr. Emma K. Rhodes  
8621 Labette Drive  
Little Rock, AR 72204

SURVEYOR:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.17 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: POD

ALLOWED USES: O-3, General Office District uses and Activity Center

PROPOSED ZONING: POD

PROPOSED USE: Add residential as an allowable use for this property

VARIANCES/WAIVERS REQUESTED: None requested.

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BACKGROUND:

Ordinance No. 19,915, adopted by the Little Rock Board of Directors on February 5, 2008, rezone the site from R-4, Two-family District to POD to allow the existing duplex to be renovated for an activity center and private offices. The applicant proposed persons using the House of Vision, an office next door located at 1971 Wright Avenue, as meeting room space to plan activities, extended business meetings, private family gatherings and other small community meetings. The House of Vision allows free office space for job development and placement of ex-felons; stop the violence program, personal growth and development for targeted populations and other community services.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting to revise the previously approved POD to allow the use of a portion of the structure as residential. The building located on the site was constructed as a duplex. The structure now serves as an activity center and private office space. The unit located at 1921 Wright Avenue will become the private residence while the 1853 Summit unit will continue to function with private offices, meeting space and public gathering space. The residential request is to accommodate a family member in need of a place to live on a temporary basis.

The building has ample space to accommodate the addition of the residence. The structure contains 4,900 square feet. The residence will contain 2,200 square feet and the remaining 2,700 square feet will be used for office space and public gatherings. The applicant has stated the uses include graduation ceremonies for Dr. Emma Rhodes Education Center (EREC) located at 1815 Wrights Avenue, small community meetings, extended business meetings not held in the EREC building and office space.

B. EXISTING CONDITIONS:

The site contains an office located within a converted duplex structure. The structure immediately to the east is a two-story structure currently being used as an office use. The area is a node of office and commercial uses located along Wright Avenue. There is a City of Little Rock Neighborhood Alert Center located nearby. The area to the east and south of the site is primarily residential in both single-family and two family homes.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the Central High and Wright Avenue Neighborhood Associations were notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (January 7, 2015)

The applicant was not present. Staff presented the item stating there were no outstanding technical issues associated with the request. Staff stated the applicant was requesting to add residential as an allowable use for the property. Staff stated no exterior modifications were proposed with the rezoning request. There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

E. ANALYSIS:

There were no outstanding technical issues raised at the January 7, 2015, Subdivision Committee meeting in need of addressing. The applicant is requesting to revise the previously approved POD to allow the use of a portion of the structure as residential. The structure now serves as an activity center and private office space. The portion of the building located at 1921 Wright Avenue is proposed as a private residence while the 1853 Summit Street unit will continue to function with private offices, meeting space and public gathering space.

The structure contains 4,900 square feet. The residence will contain 2,200 square feet and the remaining 2,700 square feet will continue to be used for office space and public gathering meeting space. The activities include graduation ceremonies for Dr. Emma Rhodes Education Center (EREC) located at 1815 Wrights Avenue, small community meetings, extended business meetings not held in the EREC building and office space both for the owner and potentially leasable office space.

Staff is supportive of the request. Staff does not feel the addition of residential as an allowable use for a portion of the structure will adversely impact the development or the area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the request to allow residential as an allowable use for the existing structure located on the site. There are no exterior modifications proposed for the site with the addition of residential as an allowable use.

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PLANNING COMMISSION ACTION:

(JANUARY 29, 2015)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to allow residential as an allowable use for the existing structure located on the site. Staff stated there were no exterior modifications proposed for the site with the addition of residential as an allowable use.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 10 ayes, 0 noes, 0 absent and 1 open position.