

FILE NO.: Z-9468

NAME: C-Tract #13 Alive Short-form PD-R

LOCATION: 1800 Valentine Street

DEVELOPER:

Charles A. Johnson, Jr. Revocable Trust
3907 American Manor Drive
Little Rock, AR 72209
501-351-5757

OWNER/AUTHORIZED AGENT:

Citadel Real Estate Services, LLC/Owner

SURVEYOR/ENGINEER:

Troy Laha/Surveyor

AREA: 0.24 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 9

CENSUS TRACT: 13

CURRENT ZONING: R-3 Single-family residential

ALLOWED USES: Single-family residences

PROPOSED ZONING: PD-R, Planned Development-Residential

PROPOSED USE: Duplexes

VARIANCE/WAIVERS:

BACKGROUND:

The property at 1800 Valentine Street is a two-lot parcel located at the southwest corner of Valentine Street and West 18th Street. The developer proposes to construct two duplexes on the property. As currently platted the lots are oriented with the frontage on Valentine Street. The proposed development would shift the front to along West 18th Street, similar to duplexes sited to the east.

A Planned Development is the appropriate zoning action for the developer to pursue for this request.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant has submitted this request in response to the paucity of livable starter homes in the area, particularly nearby to Stephens Elementary School and within the Hope Neighborhood. This proposal is for the development of two duplex structures on two lots, a total of four units.

Each structure would be a single-story.

The goal of this proposal is to create and ensure a clean and visually appealing residential environment, including landscaping and walkways to enhance the entire community.

As set forth in the zoning ordinance, the Planned Development-Residential District is intended to accommodate single-use residential developments determined to be more appropriate than a general residential classification. The developer believes the proposed development is appropriate for the site and conforms to the intentions of the PD-R district in encouraging variety and flexibility in predominately residential areas, providing a framework to plan the entire project on a total basis, and to plan a harmonious relationship with surrounding development, while not making excessive demands upon public facilities.

B. EXISTING CONDITIONS:

The property is undeveloped. Aerial photos show the property previously containing a residential structure. This building was demolished between 2015 and 2018.

Across 18th Street to the north is Stephens Elementary School. An associated parking lot is found to the west of the property with an alley between them.

To the south and east are residences.

As suggested by the applicant, there are numerous vacant lots in the vicinity.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comments from nearby property owners or neighborhood associations. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site, as well as the Stephens Faith Area Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A 20 feet radial dedication of right-of-way is required at the intersection of West 18th Street and Valentine Street.
2. With over 60 feet in width of curb cuts proposed off 18th Street within a School Zone, the proposed two (2) 24 feet wide driveways should be combined into a single 24 feet wide driveway with parking spaces on either side of the driveway.

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

Little Rock Water Reclamation Authority:

Sewer Available to this site. A sewer easement will be required along the south lot line for the east duplex to access the sewer facility located in the alley to the west of the property.

Entergy:

Entergy policy is not to allow power lines over a building. The lines on the plot that are over the proposed duplex will need to be relocated before construction can begin. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

No Objections; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Full plan review

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.

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.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.

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2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

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 Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: 1-Hour Fire Separation is required with Duplex Construction as well as smoke wall in the attic separating the attic space from the adjacent occupancy.

Landscape: No comment.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comment received.

Planning Division: The request is in the I-630 Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density 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 remain less than 6 units per acre. The application is to change an area from R-3 (Single Family District) to PRD (Planned Residential Development) District to allow the construction of two duplexes on two platted lots on the site.

Master Street Plan: To the east is Valentine Street and to the north is west 18th Street. Both are Local Streets 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. These streets 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: (December 11, 2019)

The applicant was present.

Staff presented the item to the committee.

Planning had no comments with the exception to remind the applicant of the notification requirements.

Public Works indicated a 20-foot radial dedication of right-of-way is required at the intersection of West 18th Street and Valentine Street. Also, it was suggested the due to the school zone along West 18th Street, the driveways should be combined to a single 24-foot wide driveway, rather than the proposed separate driveway for each duplex. There was additional discussion of possibly using the alley to the west of the property for access and having the parking in the rear.

The Entergy comment regarding buildings not being constructed

over powerlines was noted and the applicant stated the line would be relocated prior to construction.

Required responses were to be received by December 18, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

A revised site plan was submitted by the applicant.

As discussed at the Subdivision Committee meeting, the buildings were reoriented and moved closer to West 18th Street with angled parking in the rear yard. The proposed front setback is 6.7 feet. The interior side setback would be 5-feet. The rear yard is 22.5-feet. The setback from Valentine Street is shown as 20-feet.

The parking is accessed by a 12-foot wide access drive to be constructed between the alley to the west and Valentine Street. Nine spaces are shown on the plan.

Trash removal is to be private and a single dumpster would serve both duplexes. The dumpster is proposed to be screened per the zoning ordinance and is situated near the southeast corner of the property.

Each duplex unit would have two bedrooms and one bathroom. Porches would be provided on both the front and rear.

As there are several items shared between the two duplex structures, a property owners association is envisioned to ensure their continuance and maintenance. Access and utility easements will also be provided on the replat of the property.

It appears all technical issues have been addressed.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request to rezone the property to PD-R subject to compliance with the comments and conditions outlined in paragraphs D, E, and F and the staff analysis in the agenda staff report.

PLANNING COMMISSION ACTION:

(FEBRUARY 20, 2020)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval as outlined

in the “staff recommendation” above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 noes, and 2 absent.