

FILE NO.: Z-9560

NAME: Kustom Made Properties - POD

LOCATION: 2916 West 12th Street

DEVELOPER:

Robert Alexander
1317 South Summit
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Robert Alexander
1317 South Summit
Little Rock, AR 72202

SURVEYOR/ENGINEER:

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

AREA: 0.22 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 9

CENSUS TRACT: 13

CURRENT ZONING: R-3 (Single-family District)

VARIANCE/WAIVERS: None requested.

BACKGROUND:

The property was previously occupied by a barber/beauty shop containing a two-story building and is now vacant. The site lies within a residential neighborhood and is zoned R-3 (Single-family District).

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a Planned Office Development (POD) to allow the development of a Community Resource Center on 0.22 acres of property. On the

south portion of the property the applicant proposes to raze and construct a building to be used for staff and employees. On the north portion of the property the applicant proposes to construct a temporary lodging facility accommodating up to twelve (12) residents at a time.

B. EXISTING CONDITIONS:

The property is zoned R-3 and contains a commercial development existing of a two-story building and parking. A driveway located along West 12th Street provides access to paved parking in the rear of the existing building. The adjacent properties in the immediate area contain residential zoning. This area is near the intersection of West 12th and Woodrow streets and contains a mixture of uses and zoning, including R-4, O-3, POD, C-1, C-3 and I-2 zoned properties.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200-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. West 12th Street is classified on the Master Street Plan as a minor arterial with a special design standard. A dedication of right-of-way 35 feet from centerline will be required. The dedication should not include the area with the existing building coverage. If the existing building is removed at any point during construction, right-of-way should be dedicated across the entire property.
2. The hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway, (501) 379-1805 (Travis Herbner) for more information.
3. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
4. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Standard Details and ADA guidelines.

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

Little Rock Water Reclamation Authority: Sewer Available to this Site.

Entergy: No comments received.

CenterPoint Energy: No comments.

AT & T: No comments received.

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

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 grad 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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-way. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
3. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
4. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The properties to the east and west are zoned R-2. As component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the landscape ordinance of the city, section 15-81.
5. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

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 Mixed Use (MX) for the requested area. The Mixed Use category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The application is to change the property from R-3 (Single Family District) to POD (Planned Office Development) District to allow for the development of a group home with on-site training on this site.

Surrounding the application area, the Land Use Plan shows Mixed Use (MX) in all directions. Further to the northwest is land shown for Residential Low Density (RL). The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The existing uses are primarily residential to the west and north. To the south across 12th Street and to the east are businesses and business structures. 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 remain less than 6 units per acre. This area is an established residential platted area with some vacant lots as well as single-family houses.

Master Street Plan: To the south is 12th Street and it is shown as a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on 12th Street since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class II Bike Route shown on 12th Street. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. ANALYSIS:

The applicant is requesting a Planned Office Development (POD) to allow for the re-development of the property as a Community Resource Center and temporary lodging facility. On the south portion of the property the proposed development will contain a newly constructed building which will contain a Community Resource Center having approximately 1,050 square foot building on the existing footprint of the old building which will be razed. The north portion of the property will contain a temporary living facility having approximately 2,300 square feet of building area

and will contain six (6) residential facilities accommodating up to twelve (12) residents at a time. The applicant notes the residents will range in age from 18-23 and share commonalities such as a high school diploma, of college age student, start-up entrepreneur or re-entry with a typical stay from one (1) to seven (7) days.

The Community Resource center will be constructed of wood materials and finished on the exterior with brick and wood lap siding. The roof will be a small frame roof with architectural asphalt shingles. The temporary lodging facility will be constructed using new, welded together, steel cargo containers set on a concrete foundation finished out to current code standards. The applicant notes the exterior finish for the temporary lodging facility will consist of metal roofing, wood siding, solar panels and glass windows.

The applicant notes the Community Resource Center will be open to the public from 8:00am to 6:00pm Monday through Saturday and 9:00am to 3:00pm on Sunday. Staff will include administrative positions such as receptionists and various professional positions such as Executive Director, Program Manager and Business & Event Managers. Staffing hours will be from 7:00am to 7:00pm Monday through Saturday and 8:00am to 3:00pm on Sunday.

The applicant notes three (3) meals per day will be prepared for the residents inside the Community Resource Center. Residents will share the kitchen and restroom facility. Residents will also have a kitchenette to warm meals and prepare late night snacks. A restroom is also located in each pod.

Section 36-502 (2) (g) of the City's Zoning Ordinance requires two (2) parking spaces for the proposed Community Resource Center. Section 36-502(b) (1) (e) of the City's Zoning Ordinance requires six (6) parking spaces for the proposed temporary lodging facility (0.5 space per sleeping accommodation). The applicant is proposing eight (8) parking spaces. Access to the Community Resource Center and parking lot lies along West 12th Street near the southwest portion of the property.

Section 36-255 (c) allows for maximum building height of 35 feet for developments in R-3 zoning. The proposed one-story office building and two-story residential apartments will comply with maximum height standards.

The proposed building setback for the south building, the Community Resource Center will have a zero setback from the south and east property lines, approximately thirty-seven feet (37 ft.) from the west property line and approximately ninety-three feet (93 ft.) from the north property line.

The proposed setbacks for the north building, the temporary lodging facility, will be approximately sixty-eight feet (68 ft.) from the south property line, approximately six feet (6 ft.) from the north property line, approximately 4.7 feet from the west property line and twelve feet (12 ft.) from the east property line.

The applicant notes there will be as sign located at the driveway entrance and on the front façade of the building facing north. All signs must comply with Section 36-553 (signs allowed in office zones).

The applicant is proposing a 2-yard rolling bin to be located in the rear of the overall development. The dumpster area must be screened as per Section 36-523 (d) of the City's Zoning Ordinance.

All site lighting will be low level and directed away from adjacent properties.

The applicant notes the existing fence will remain in use and may be extended to include a six foot perimeter fence and gating with secured access.

Staff is not supportive of the requested Planned Development. Staff feels the proposed development and use is too intense for this small lot. The proposed use and building design using cargo containers will be out of character with the immediate area. There are other properties within the area which are zoned to accommodate the proposed use. Staff believes the applicant should consider another larger property for the proposed development. Staff feels the proposed development is not consistent with the development pattern in this area along West 12th street, and the development would have an adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested POD rezoning.

PLANNING COMMISSION ACTION:

(APRIL 8, 2021)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of denial as outlined in the "staff recommendation" above.

Robert Alexander, owner of Kustom Made Properties, addressed the Commission in support of the application. To address the Staff's comments regarding the intensity of the proposed use, Mr. Alexander outlined the proposed use of the property and the layout of the development. He also addressed the mixed uses surrounding the property and the adverse conditions of properties near the site.

The Commission inquired about original intent of the 12th Street Planning District and whether this proposed development is a compatible use within its context. Walter Malone, Planning Manager, stated that Mixed-Use (MU) was one of the Regulating Plans within the Plan Area which allows for a range of commercial and residential building standards. Therefore, the proposed development is characteristic of the 12th Street Planning District's Character Areas.

The Commission asked Staff to explain the layout and use of the proposed development. Staff provided the details for the demolition of the existing structure with the reconstruction of a new building using the existing footprint for the use of a resource office and the construction of a new building two-story building for the use of a residential facility for up to twelve (12) temporary residents. The Commission asked the applicant if he would be willing to reduce the intensity of the proposed development. Mr. Alexander stated that he would agree to a reduction of intensity, if required, to achieve mutual understanding with the city.

There was a motion to approve the application excluding the staff's recommendation for denial. The motion was seconded. The vote was 6 ayes, 3 nays, 1 absent, and 1 open position.