

FILE NO.: Z-9529-A

NAME: Ali Apartments – PD-R

LOCATION: 7420 N. Chicot Road

DEVELOPER:

Syed Ali
1809 Martha Drive
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Syed Ali – Owner and Applicant

SURVEYOR/ENGINEER:

ETC Engineers & Architects
1510 S. Broadway
Little Rock, AR 72202

AREA: 0.73 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 15

CENSUS TRACT: 41.03

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On October 29, 2020 the Planning Commission approved a rezoning of this property from “R-2” Single Family District to “PRD” Planned Residential District. The rezoning was approved to allow an eight (8) unit apartment development. On January 19, 2021 the Board of Directors denied the requested ordinance adoption from the Planning Commission.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.73 acre property from "R-2" Single Family District to "PD-R" Planned District – Residential to allow a six (6) unit apartment development. A single driveway from Chicot Road, near the center of the site, will serve as access to the proposed three (3) building project.

B. EXISTING CONDITIONS:

The property contains a small one-story frame single family residence which is unoccupied. The structure will be removed from the site with the new development. The remainder of the property is undeveloped and mostly grass covered.

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. Sidewalks with appropriate handicap ramps are required in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan.
2. 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.
3. A grading permit in accordance with section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
4. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e).
5. If the northwest corner of the property is within the 100-year floodplain a special Grading Permit for Flood Hazard Areas will be required per Section 8-283, prior to construction. Confirm the floodplain is not on the property.
6. Storm water detention will not apply to the proposed development due to the property being less than 1 acre in size.
7. Obtain permits prior to doing any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Traffic Engineering at (501) 379-1805 (Travis Herbner) for more information.
8. 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.

9. 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.

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

Little Rock Water Reclamation Authority: Sewer main extension required with easements if new sewer service is required for this project. Capacity Analysis Required.

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.

The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.

Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

Fire Department: Full Plan Review.

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. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet.

3. Screening requirements will need to be met for the vehicular use areas adjacent to street rights-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.
4. 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.
5. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
6. Any trash receptacles or pickup shall be oriented away from a primary street side of the property and screened from the public right-of-way. Screen shall exceed the height of the dumpster or trash containment areas by at least two (2) feet not to exceed eight (8) feet total height.
7. For developments of less than one (1) acre a there shall be a water source within seventy-five (75) feet of all plant material if an automatic irrigation system is not provided.
8. 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 65th Street West Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested 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 remain less than 6 units per acre. The application is to change the property from R-2 (Single Family Residential District) to PRD (Planned Residential Development) District to allow for the development of five duplexes on the site with an overall density of 13.7 units/acre.

Surrounding the application area, the Land Use Plan shows Residential High Density (RH) to the south and east. Public Institutional (PI) is shown to the north. Commercial (C) is shown a short distance to the south, at the intersection of Mabelvale Pike and North Chicot Road. Residential Low Density (RL) is shown to the west with Park/Open

Space (PK/OS) just beyond that. Residential High Density (RH) category accommodates residential development of more than twelve (12) dwelling units per acre. The land to the east is vacant and wooded, while the land to the south has a single-family structure on it. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. This area is occupied with a church and home for the minister. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The Commercial area consists of a residential 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 land is either vacant or large-tract residential. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. This area is the floodplain/floodway of a tributary of Fourche Creek.

Master Street Plan: To the east is North Chicot Road and it is a Collector on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. 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 III Bike Route shown on North Chicot Road. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

H. ANALYSIS:

The applicant proposes to rezone the 0.73 acre property located at 7520 N. Chicot Road from “R-2” Single Family District to “PD-R” Planned District – Residential. The property is located on the west side of N. Chicot Road, north of Interstate 30.

The applicant proposes to construct six (6) single family residential units on the property in two (2) phases. Phase 1 will include one (1) four-unit building (units 2-5) within the west half of the property, along with site grading, site drainage, utilities, driveway, and parking lot. Phase 2 will consist of construction of unit 1 and 6 structures within the east half of the property. Landscaping will be installed with each phase.

The six (6) residential units will range in size from 1,204 square feet to 1,280 square feet. The units will be single story, with a maximum building height of 25 feet. A front porch and rear patio will be included with each unit. The structures will be located 20 feet to over 60 feet back from the front (east) property line and 12 to 16 feet back from the north, south and west property lines.

One (1) 24 foot wide driveway near the center of the site will provide access to the proposed development. A 16 space parking lot is proposed within the east half of the property. Section 36-502 (b) (1) of the City's Zoning Ordinance would typically 1.5 parking spaces per unit, or nine (9) spaces for this proposed development. The parking as proposed will be sufficient to serve the development.

A dumpster area is proposed at the southeast corner of the proposed parking lot. The dumpster area will be screened as per ordinance requirements.

A small monument-type sign will be located on the north side of the entry drive. The sign will have a height of four (4) feet and an area of 16 square feet. The sign will contain the name and address of the project. The sign must be located at least five (5) feet back from the east (front) property line.

Site lighting will consist of a single dark sky compliant LED light on a 20 foot tall steel post. The light will be located at the center of the parking lot area. The applicant notes that the proposed development will comply with the Engineering requirements as found in Paragraph D. of the staff analysis and the Landscape/Buffer requirements as found in Paragraph F.

The applicant provided a preliminary drainage analysis for this property. The preliminary drainage analysis shows that future development of this property will have no adverse drainage impact on surrounding properties. Prior to release of a building permit, a detailed hydrology and hydraulic analysis which complies with all codes and manuals must be submitted.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed PD-R rezoning.

Staff is supportive of the requested PD-R zoning to allow the six (6) unit residential development. Staff views the request as reasonable. The property is located in an area of mixed uses and zoning. Existing multifamily developments are located east and south of the subject property. The proposed development should prove to be compatible with the surrounding uses and zoning. Staff believes the proposed PD-R zoning will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-R zoning, 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:

(MAY 13, 2021)

The applicant was present. There were no persons present registered in support or opposition. 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 10 ayes, 0 nays, 0 absent and 1 open position.