

FILE NO.: Z-9683

NAME: Jennifer Adkins Addition – PRD

LOCATION: North side of “R” Street (6400 Block)

DEVELOPER:

Forward Properties, LLC
15 Butterfield Lane
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Forward Properties, LLC
15 Butterfield Lane
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Joe White & Associates
25 Rahling Circle, Suite A2
Little Rock, AR 72223

AREA: 1.64 acres NUMBER OF LOTS: 8 FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 3 CENSUS TRACT: 49

CURRENT ZONING: R-4 and R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:

The applicant is proposing to rezone 0.52 acre site from R-2 and R-4 to a Planned Residential District (PRD) to allow for the new development of eight (8) single-family homes.

B. EXISTING CONDITIONS:

The two (2) lots fronting Alden Lane are zoned R-4 and developed. The two (2) lots fronting N. McKinley Street are zoned R-2 with one of the lots containing a residential structure. R-4 zoning is located to the north, west and southwest of the site. R-4, R-5 and PD-R zoning is located to the east. There are two (2) lots zoned

R-2 immediately north of the site which are developed parking lots owned by Westover Hills Presbyterian Church. R-2 zoned properties are located to the south and southeast.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property 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. Per City Code 31-206 (f), "Property line corners at street intersections shall be rounded with a radius of at least twenty (20) feet."
2. Per City Code 30-43 (2) (c), "The minimum distance between a driveway and an exterior lot corner shall be twenty-five (25) feet measured from the nearest point of the driveway to the exterior lot line." A variance approval from this requirement shall be requested if current locations of proposed driveways are to remain.
3. North McKinley Street is classified on the Master Street Plan as a collector. A dedication of additional right of way 30 feet from centerline of roadway (CR) or centerline of right (CROW) of way will be required depending on location of CR and CROW.
4. R Street is classified on the Master Street Plan as a local street. A dedication of additional right of way 25 feet from centerline of roadway (CR) or centerline of right of way (CROW) will be required depending on location of CR and CROW.
5. Alden Lane is classified on the Master Street Plan as a local street. A dedication of additional right of way 25 feet from centerline of roadway (CR) or centerline of right of way (CROW) will be required depending on location of CR and CROW.
6. Boundary street improvements are required for North McKinley Street, R Street, and Alden Lane master street plan. 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 Public Works Standard Details and ADA guidelines.
7. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and

information about General Stormwater Discharge Construction Permit #ARR150000.

8. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
9. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a).
10. Hauling of fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
11. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
12. Provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system prior to issuance of the certificate of occupancy. The as-built plans should contain information as found on the City of Little Rock website at <https://www.littlerock.gov/city-administration/city-departments/public-works/applications-details-and-manuals/>. Provide the as-built plans and data entry template to Planning and Development Dept., Civil Engineering Private Development by email to csmith@littlerock.gov and cc dwarner@littlerock.gov. If you have any questions or desire additional information, please do not hesitate to contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or email Permits@littlerock.gov.
13. Obtain Traffic Control permits prior to doing any street cuts or curb cuts. Obtain Traffic Control permits prior to doing any work on city streets or in the right-of-way. Contact Traffic Engineering at 501-379-1800 for more information.
14. A maintenance bond for 50% of total construction costs for all completed public street and drainage improvements within City right of way and as-built storm drainage infrastructure plans shall be provided to the Department of Planning and Development before the issuance of a final certificate of occupancy.

15. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
16. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
17. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. A water main extension will be needed to provide water service to this property.
3. 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:

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.

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 Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE**:

Building Code: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING**:

Rock Region Metro: No comments received.

Planning Division: The request is in the West Little Rock Planning District. There are currently four (4) lots involved in this request. The Land Use Plan shows two (2) lots to the west, now facing Alden Lane, as Residential Medium Density (RM) and two (2) lots to the east, now facing N. McKinley Street, as Residential Low Density (RL). The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single-family homes but may include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The application is to rezone from R-2 and R-4 to a Planned Residential District (PRD) to allow for eight (8) single-family homes at the density of 12.04 units per acre.

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) to the direct south, east, and north. Residential Medium Density (RM) is shown to the west along Alden Street. There is a roundabout to the northeast that a node to Residential High Density (RH), Commercial (C), and Public/Institutional (PI) categories. Beyond this, RL is the predominant category surrounding the site.

The RH area on the roundabout, northeast to the site, shows a single structure that serves as a multi-family development. The Residential High Density (RH) accommodates residential development of more than twelve (12) dwelling units per acre. The Commercial area is on the other side of the roundabout and currently functions as a veterinarian clinic and convenience store. The Commercial (C) category provides for 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 Public/Institutional (PI) area functions as a religious institution. The 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.

The applicant area is currently zoned Single-Family Residential (R-2) on two (2) lots to the east, now facing N. McKinley Street, and Two-Family Residential (R-4) two (2) lots to the west, now facing Alden Lane. To the north of the site is a parking lot on the east section, and single-family houses on the west section. Surrounding, Single-Family Residential (R-2) exists to the east and north. To the northeast is Urban Residence District (R-5) and currently serves as a multi-family development in a single structure. The R-5 zone provides for high-density residential uses and the conversion of existing residential structures at a density of not more than thirty-six (36) units per gross acre. It is the intent of this chapter that the district be located in or near the central portion of the city and other carefully selected areas where public utilities, community facilities and other services are adequate to support high-density residential development.

To the north is Single-Family Residential (R-2) with a Conditional Use Permit that functions as a religious institution. Single-family (R-2) establishes areas that protect single-family uses by promoting and encouraging a suitable environment for family life, by providing a reasonable standard for light, air and similar amenities, by minimizing traffic congestion, and by avoiding the overloading of utilities and public facilities designed to service only one-family residential uses.

The applicant land is currently zoned Single-Family Residential (R-2) on two (2) lots to the east, now facing N. McKinley Street, and Two-Family Residential (R-4) two (2) lots to the west, now facing Alden Lane. One lot is currently vacant. Single-family homes exist on the other three lots.

Master Street Plan: To the east of the property is N. McKinley Street, a Collector on the Master Street Plan. A Collector serves as a connection from Local Streets

to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter to a half-mile. To the south is R Street and to the west is Alden Street, both 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". This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan: There are no existing historic sites on, or adjacent, to this land.

H. ANALYSIS:

The applicant proposes to rezone 0.52 acre site from R-2 and R-4 to a Planned Residential District (PRD) to allow for the new development of eight (8) single-family homes. All of the homes will be of new construction and will be approximately 1,068 square feet in area. Each single-family home will take access from its own concrete driveway apron along "R" Street. The City's Zoning Ordinance Section 36-502 typically requires one off-street parking space per single-family dwelling. Staff feels the provided off-street parking is sufficient to serve this development.

The applicant proposes an average lot size of 32'x80'.

The applicant proposes a front setback of 15.5 feet for all buildings along "R" street. Two corner lots, Lot 8 and Lot 9 will have 15 foot setbacks along Alden Lane to the west and N. McKinley Street to the east. All internal lots will have side yard setbacks of 5 feet.

Each residence will be constructed with a 6'x8' enclosed rear porch with rear setbacks varying from 5.4 feet to 15.5 feet. Staff feels the proposed setbacks are sufficient for this development.

The applicant notes each residence will have trash collection provided by standard City of Little Rock garbage collection.

Staff is supportive of the requested application to allow the 0.52 acre site to be rezoned from R-2 and R-4 to a Planned Residential District (PRD) to allow for new construction of eight (8) single-family homes. Staff will require that all abutting streets be developed according to Master Street Plan Standards. Staff feels the request is reasonable. The proposed development is located in an area of similar and denser residential properties. The proposal of eight (8) lots for

eight (8) single-family residences represents a minor increase of density in the area. There is R-4 zoning north, south and west of the site with additional R-4, R-5 and PD-R zoning to the east. Staff feels the proposed development and will have no adverse impact in the area. To staff's knowledge, there are no outstanding issues associated with this application.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PRD zoning to allow the for the development of eight (8) single-family residences subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(MAY 12, 2022)

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.