

FILE NO.: Z-2771-A

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NAME: 22 Daven Court Short-form PD-R

LOCATION: 22 Daven Court

DEVELOPER:

Brian Teeter  
50 Edgehill Rd.  
Little Rock, AR 72207

OWNER/AUTHORIZED AGENT:

Little Rock Turnkey, LLC/owner  
Brian Teeter/authorized agent

SURVEYOR/ENGINEER:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.29 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 13

CENSUS TRACT: 20.02

CURRENT ZONING: R-2, Single Family

ALLOWED USES: Single Family

PROPOSED ZONING: PD-R

PROPOSED USE: Single family with detached accessory dwelling

VARIANCE/WAIVERS: None requested.

BACKGROUND:

The existing house and detached two-story garage structure were constructed in the mid 1960's. At some point in the past, the detached garage structure was converted in to a second dwelling. The current owner acquired the property in early 2019.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting approval of PD-R zoning to recognize the existing use on the property; a single family residence and a detached second dwelling unit. No changes are proposed to the property. The utilities are currently shared. The applicant is proposing to separate the utilities. Both units are rental.

B. EXISTING CONDITIONS:

The property is occupied by a two story single family residence and a detached two story accessory building which contains a second dwelling. A single-wide concrete driveway leads to the carport in the main house. A spur off of the driveway leads to the detached building. Apartment complexes are located to the north and northwest. Single family homes are located to the east, west and south. Other uses in the immediate area include a boy's club property, a church, an elementary school and a non-conforming multi-space commercial-type building.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Wakefield and SWLRUP Neighborhood Associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comments.

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

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

Entergy:

Entergy does not object to this proposal. Electrical service is already provided to the structure on this property from on overhead power line at the back of the property. Contact Entergy in advance to discuss electrical service requirements, extensions, or adjustments to existing facilities.

Centerpoint Energy: No comments received.

AT & T: No comments 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: No comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: 1 hr. Fire Separation between Garage and residence is required. Carbon Monoxide Detection is required.

Landscape: No Comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

This request is located 65 Street East Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. 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 remain less than 6 units per acre. The applicant has applied for a rezoning from R-2 (Single-Family District) to PD-R (Planned Development Residential) to recognize an existing residence with detached garage and second floor apartment.

Master Street Plan: South of the property is Daven Court and it is shown as a Local Street on the Master Street Plan. The primary function of a Local Street 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. 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 bike routes shown in the immediate vicinity.

Revised plat/plan: Submit responses to staff issues and four (4) copies of a revised preliminary plat/plan (to include the additional information as noted above) to staff on or before April 10, 2019. If you have any questions please contact Dana Carney, [dcarney@littlerock.gov](mailto:dcarney@littlerock.gov) or 501.371.6817 or Jamie Collins, [gcollins@littlerock.gov](mailto:gcollins@littlerock.gov) or 501.371.6818.

H. SUBDIVISION COMMITTEE COMMENT: (April 3, 2019)

The applicant was not present. Staff presented the item and noted there were no issues to discuss on this application. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant is requesting approval of PD-R zoning to recognize the existing use of the property. The property is occupied by a single family residence and a detached two story structure that contains a garage and storage on the ground floor and a second dwelling on the upper floor. Both units are rental. The applicant recently acquired the property. Both units share the same utilities. The applicant is proposing to separate the utilities. No changes are proposed to the property or structures.

J. STAFF RECOMMENDATION:

Staff recommends approval of the requested 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.

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PLANNING COMMISSION ACTION: (APRIL 25, 2019)

The applicant was present. There was one objector present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above.

The applicant, Brian Teeter, chose to reserve his time to respond to concerns raised by the neighbors.

Verkeytia Long, of 20 Daven Court, stated she wanted the zoning to remain single family.

Brian Teeter stated he bought the property several months ago and it was run down and in bad shape. He stated he spent a lot of money to restore the property. Mr. Teeter stated he had a professional property management company to manage the property and they do thorough background checks on any proposed tenants. He stated he was not proposing a change in the use of the property.

Ms. Long stated her family had lived in their home for 12 years. She stated the previous owner of the subject property had allowed it to deteriorate. She restated her desire that the property remain single family.

Commissioner Rahman stated nothing in the commission's action would change whether the units were rental or not. Staff responded that he was correct.

Ms. Long stated the property was once occupied by a single family.

After a brief discussion, a motion was made to approve the application, including all staff comments and conditions. The motion was seconded and approved by a vote of 8 ayes, 1 no and 2 absent.