

FILE NO.: Z-9402

NAME: Greenhaw Properties Short-form PD-R

LOCATION: 3523 West Capitol Avenue

DEVELOPER:

Greenhaw Properties, LLC
14 Valley Club Circle
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Greenhaw Properties, LLC/owner and agent

SURVEYOR/ENGINEER:

Brooks Surveying
200820 Arch Street Pike
Hensley, AR 72065

AREA: 0.15 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 9

CENSUS TRACT: 48

CURRENT ZONING:

R-3

ALLOWED USES:

Single Family

PROPOSED ZONING:

PD-R

PROPOSED USE:

Two Single Family lots

VARIANCE/WAIVERS:

None requested

BACKGROUND:

The property is occupied by a circa 1956 one-story, 862 square foot, frame, single family dwelling.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting approval of PD-R zoning to allow for splitting this 50' x 136' lot into two lots with one single family dwelling on each lot. The existing dwelling is on the west half of the lot and is proposed to be located on a 73.5' x 50' lot. The eastern lot is proposed to be 62.5' x 50'. Setbacks for the lot containing the existing dwelling are established by the location of that dwelling, with the addition of a new front porch. Maximum building area is indicated for the proposed new eastern lot. Each lot will contain a two-car wide concrete driveway.

B. EXISTING CONDITIONS:

The lot contains a small, frame, single family dwelling. The lot is located in an area that is primarily single family in nature, although there are duplexes and R-4 two-family residential zoned lots scattered around the neighborhood. A tri-plex was approved on the PD-R zoned lot located across Valentine Street to the west. A rooming and boarding house was approved for the PD-R zoned lot located across Capitol Avenue to the north. A church is located on an O-3 zoned tract one block to the south. Within 3 blocks of the site, there are three other instances where either a similar lot split or approval to have two residences on one lot were approved.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the capitol View-Stiff Station Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The width of residential driveways must not exceed 20 feet.
2. Parking is not allowed within the public right-of-way. At least 20 ft. must be provided between the exterior of the residential structure and the property line for vehicle parking.
3. Per Section 30-43 of City code, a residential driveway can be located no closer than 25 ft. from the exterior lot line.
4. A 20 feet radial dedication of right-of-way is required at the intersection of W. Capitol Avenue and S. Valentine Street.

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

Little Rock Water Reclamation Authority:

Sewer Available to this site. Each lot required to have separate sewer service.

Entergy:

Entergy does not object to this proposal. However, there is an existing overhead power line on the east side of this property which provides service to the existing house. This power line may need to be adjusted to provide service to both the existing and new house. Contact Entergy in advance to discuss electrical service requirements, or adjustments, extension of facilities (if any) as this project proceeds.

Centerpoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

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: No comments.

Landscape: No Comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

This request is located in I630 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-3 (Single-Family District) to PD-R (Planned Development Residential) to subdivide an existing lot and build a second single family home on the new lot.

Master Street Plan: West of the property is S Valentine Street and it is shown as a Local Street on the Master Street Plan. North of the property is Capitol Avenue and it is shown as a Collector on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. 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. These streets 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 W Capitol Ave. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

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 or 501.371.6817 or Jamie Collins, gcollins@littlerock.gov or 501.371.6818.

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

The applicant was not present. Staff stated they would get with the applicant to go over the issues. Staff presented the item and noted some additional information was needed. Staff stated the applicant would be asked to provide the anticipated maximum size of the new home. Staff commented that all porches and covered areas would have to be included within the buildable area and each residential lot is to have a minimum of 500 sq. ft. of usable open space.

Public Works comments were presented. Staff noted that the driveway locations and width did not comply with Code provisions 30-43 and 31-210. The width of the driveways must not exceed 20 feet. Staff noted that parking would not be allowed within the public right of way and at least 20 feet must be provided between the exterior of the residential structure and the property line for vehicle parking. Lastly staff noted that a residential driveway was to be located no closer than 25 feet from the exterior lot line.

Comments from other departments and reviewing agencies were noted. The committee forwarded the item to the full commission.

I. ANALYSIS:

Staff met with the applicant subsequent to the committee meeting. The R-3 zoned lot is currently occupied by an 860 +/- square foot, one story, frame, single family residential structure. The building has an exterior finish of horizontal siding with a pitched, shingled roof. The house has a small, covered front stoop. The applicant is requesting PD-R zoning to allow for splitting the lot, with the existing house to be one lot and a second home to be located on the second lot. The lots are to measure 73.5' x 50' and 62.5' x 50' respectively. The applicant proposes to replace the small stoop on the existing house with a new covered porch which will extend the full width of the house. The proposed new house will be of similar size and design. Both homes will face Capitol Avenue. The existing two-car, concrete driveway off of Capitol Avenue will go with the new lot and will be slightly extended to provide a depth of 20 feet within the property. A new, 20 foot wide, 20' deep driveway will be located off of Valentine Street to serve the existing home. That driveway will be shifted to provide the required 25 feet of separation from the exterior lot line. The applicant agreed to the radial right of way dedication at the intersection.

Staff is supportive of the request. Although the two lots are less than typical standard for single family, the density proposed is not out of character with some of the existing development in the neighborhood or with what could be developed under the R-4 two-family residential zoning which exists in the general area.

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.

PLANNING COMMISSION ACTION:

(APRIL 25, 2019)

The applicant was present. There were no 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 10 ayes, 0 noes and 1 absent.