

FILE NO.: Z-9404

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NAME: 517 Maple Street Short-form PD-R

LOCATION: 517 Maple Street

DEVELOPER:

Brian Teeter  
50 Edgehill Road  
Little Rock, AR 72207

OWNER/AUTHORIZED AGENT:

Teeter Property Group, LLC/owner  
Brian Teeter/authorized agent

SURVEYOR/ENGINEER:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.14 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 9

CENSUS TRACT: 48

CURRENT ZONING:

R-3

ALLOWED USES:

Single Family, Non-Conforming Duplex

PROPOSED ZONING:

PD-R

PROPOSED USE:

Two-Family

VARIANCE/WAIVERS:

None requested

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BACKGROUND:

The property is occupied by a circa 1920, one story, frame, residential structure. At some point in the past, the structure was converted into a duplex. The current owner acquired the property over 10 years ago as a duplex. The building has separate electric and gas utilities and a shared water meter.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting approval of a PD-R to recognize the existing duplex. The applicant states he attempted to refinance the property and the lender was unable to underwrite the loan because the building's current zoning is inconsistent with its use. No changes are proposed to the building or property.

B. EXISTING CONDITIONS:

The site contains a one story, frame, residential structure. A single parking space is located at the front of the site, off of Maple. There is additional parking behind the house, with access off of the alley. The surrounding neighborhood is primarily single family in nature. There are however, other uses in the area including duplexes and a church.

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. Maple St. is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
2. Obtain a franchise agreement from Public Works (Bennie Nicolo, 371-4818) for the private improvements located in the right-of-way.

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 Comment

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: 1 Hr. Fire Separation Required between Duplex Units / Smoke Wall Required in Attic Space.

Landscape: No Comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

This request is located in I630 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 recognize an existing duplex.

Master Street Plan: West of the property is Maple Street 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.

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 stated they would get with the applicant to go over any issues. Staff presented the item and noted some additional information was needed. Staff stated the applicant would be asked to explain how the structure was divided, what the square footage of each unit was and the number of bedrooms per unit. Staff stated they would ask where parking occurred.

Public Works comments were presented.

Comments from the 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 property is occupied by a circa 1920 one-story, frame, and 1,330 square foot residential structure. At some point in the past, the structure was converted into a duplex. This applicant has owned the property for over ten years and it was a duplex when he acquired it. The structure is split down the middle, front to back and each unit contains approximately 660 square feet. Each unit contains two bedrooms and one bath. Each unit has separate electric and gas meters. There is a single water meter. The property contains one gravel parking space at the front off of Maple Street. Additional gravel parking is located at the rear of the lot, taking access off of the alley. Staff informed the applicant that the gravel parking space at the front should either be paved or defined, contained and maintained as required by Section 36-513 of the Code (the parking in yards regulations).

J. STAFF RECOMMENDATION:

Staff recommends approval of the 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 registered objector present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above.

The applicant, Brian Teeter, reserved his time to respond to issues raised by the neighbors.

Charles Clifton, of 608 Nan Circle, stated he owned the property at 515 Maple Street. He stated he was not opposed to the duplex but had concerns about the condition of the property and a lack of maintenance of the property.

Mr. Teeter stated he had not been made aware of the neighbors' concerns. He stated he had not been able to make the needed improvements due to funding issues. He stated improvements had been made to one unit which would allow him to rent the unit for higher rent. He stated the second unit would be improved.

There was a discussion of the current zoning and the non-conforming duplex. Staff noted the building already has two sets of utilities.

A motion was made to approve the application, including all staff comments and conditions. The motion was approved by a vote of 8 ayes, 0 noes and 3 absent.