

FILE NO.: Z-4257-A

NAME: Lorax – PD-R

LOCATION: 1505 Welch Street

DEVELOPER:

Lorax, LLC
609 E. 16th Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Haybar Properties, LLC – Owner
Garnat Engineering, LLC – Agent

SURVEYOR/ENGINEER:

Garnat Engineering, LLC
P.O. Box 116
Benton, AR 72018

AREA: 0.19 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 7 CENSUS TRACT: 46

CURRENT ZONING: R-5

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant requests to rezone the property from R-5 to PD-R to allow the lot to be split into two (2) lots, with a single family residence proposed for each lot. The property is comprised of Lot 12, Block 25, Masonic Addition.

B. EXISTING CONDITIONS:

There is an existing two-story garage/apartment type structure located within the east half of the property. The property is located at the southeast corner of Welch

Street and E. 15th Street. A paved alley is located along the rear (east) property line.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 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.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2021 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2021 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

Parks and Recreation: No comments received.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-30 Planning District. The Land Use Plan shows Residential Medium Density (RM) for the requested area. The Residential Medium Density (RM) 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. The application is to rezone from R-5 to PD-R.

North of the application area is the Interstate 630 Right-of-Way. On the east, south, and west are various residential uses.

This site is located not located in an Overlay District.

Master Street Plan:

Welch Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

The Master Bike Plan Map does not show existing or proposed facilities in this area.

Historic Preservation Plan:

This property is a Contributing structure and is located in the Hanger Hill Historic District.

Contributing structure shall mean a building within a National Register Historic District that contributes to the historic character of the district, was built during the district's period of significance, and retains its appearance from that time, as determined by the Arkansas Historic Preservation Program.

H. ANALYSIS:

The applicant requests to rezone the property from R-5 to PD-R to allow the lot to be split into two (2) lots, with a single family residence proposed for each lot. The property is comprised of Lot 12, Block 25, Masonic Addition.

There is an existing two-story garage/apartment type structure located within the east half of the property. The property is located at the southeast corner of Welch Street and E. 15th Street. A paved alley is located along the rear (east) property line.

The applicant proposes to subdivide the existing lot into two (2) lots as follows:

Lot 12R – 0.13 acre
Lot 12 R1 – 0.06 acre

The applicant proposes to remodel the existing garage/apartment type structure on Lot 12R1 to be utilized as a single family residence. This two (2) story structure is approximately 2,077 square feet in area, and is located along the rear (east) property line. A driveway from E. 15th Street will serve as access to the single family residence.

The applicant proposes to construct a one-story single family residence on Lot 12R, as noted on the attached site plan. The proposed residence will be located 26 feet back from the front (west) property line, 8.9 to 10.3 feet back from the side property lines, and slightly over 25 feet from the rear property line. The proposed site plan shows a future one (1) story accessory building in the rear yard area. The proposed buildings will not exceed a height of 35 feet. A new driveway from Welch Street will serve the new residence.

Staff is supportive of the proposed PD-R zoning to allow two (2) single family residences on the replatted lots. Staff views the request as reasonable. The property is surrounded by R-4 zoned properties (duplexes allowed) to the east, west and south. I-630 right-of-way is located to the north. The proposed PD-R development should 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 paragraph E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(JUNE 13, 2024)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff analysis” above. The item remained on the Consent Agenda for Approval. The vote was 10 ayes, 0 nays and 1 absent. The application was approved.