

FILE NO.: Z-9984

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NAME: MW Enterprises, LLC – PD-R

LOCATION: 2500 W. 18<sup>th</sup> Street

DEVELOPER:

MW Enterprises, LLC  
3734 Slauson Avenue  
Las Angeles, CA 90043

OWNER/AUTHORIZED AGENT:

MW Enterprises, LLC  
3734 Slauson Avenue  
Las Angeles, CA 90043

SURVEYOR/ENGINEER:

Tucker Land Surveying  
PO Box 1021  
Cabot, AR 72023

AREA: 0.16 acre                      NUMBER OF LOTS: 1                      FT. NEW STREET: 0 LF

WARD: 1                                      PLANNING DISTRICT: 8                      CENSUS TRACT: 45

CURRENT ZONING:                      R-4

VARIANCE/WAIVERS:                      None requested.

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A.     PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.16 acre site from R-4 to PD-R to construct a two-family residence (duplex) in the front portion of the property, and detached garage that will contain a third unit in the rear portion of the property. The property is located within the Central High Neighborhood Overlay District.

B.     EXISTING CONDITIONS:

The site is undeveloped and mostly grass covered. Properties in the general area contain a mixture of zoning and uses in all directions.

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:

1. Since primary vehicular access to the proposed garages in the backyard will be from the existing public alley running west to east from Jones Street to the north property line of the lot, the public alley will be required to be reconstructed and improved to City standards from Jones Street to the northeast corner of the lot's property.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: 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.

**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.

**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.

Parks and Recreation: No comments received.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:** No comments received.

Rock Region Metro: No comments received.

Planning Division:

The request is in the Central City Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is to rezone from R-4 to PD-R with a duplex and accessory dwelling. Note: Accessory dwellings require their own address.

Surrounding the application area are residential uses in Residential Low-Density (RL) areas. To the west, alternating parcels are two Planned Development-Residential (PD-R) locations. This district permits residential projects of any density with no mix of other uses.

This site is not located in an Overlay District.

Master Street Plan:

West 18th 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 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 not located in a Historic District.

H. ANALYSIS:

The applicant is proposing to rezone a 0.16 acre site from R-4 to PD-R to construct a two-family residence (duplex) in the front portion of the property, and detached garage that will contain a third unit in the rear portion of the property. The property is located within the Central High Neighborhood Overlay District.

The site is undeveloped and mostly grass covered. Properties in the general area contain a mixture of zoning and uses in all directions.

The two-family residence (duplex) and the detached garage containing the third unit in the rear will be accessed from the alley along the rear property line. Since primary vehicular access to the proposed garages in the backyard will be from the existing public alley running west to east from Jones Street to the north property line of the lot, the public alley will be required to be reconstructed and improved to City standards from Jones Street to the northeast corner of the property.

Building setbacks for duplex will be twenty-five (25) feet from the front (south) property line, 5.4 feet from the side property lines and over twenty-five (25) feet from the rear property line. The building setback for the third unit will be 17.2 feet from the rear (north) property line, 5.4 feet from the side (east) property line and over three (3) feet from the west property line. The separation between the duplex and the third unit is sufficient.

Each duplex unit fronting W. 18<sup>th</sup> Street will contain two (2) bedrooms and two (2) bathrooms. The third unit at the rear of the property will contain one (1) bedroom and one (1) bathroom.

On-site parking accessed from the alley in the rear of the property shows parking for as many as five (5) vehicles – two (2) in the garage, two (2) in the driveway, and one (1) on the parking pad. The applicant notes five (5) additional parking spaces are available in the front of the property on W. 18<sup>th</sup> Street bringing the total parking spaces to ten (10).

The applicant is not proposing any signage at this time. Any future signage must comply with Section 36-551 (signs permitted in residential one- and two-family zones).

Staff is supportive of the requested PD-R rezoning. The applicant is requesting no variances with this application. The proposed development will not be out of character in size with other residential developments within the surrounding properties in the area. The applicant has constructed and owns two (2) additional PD-R developments on the same block which also has access from the alley in the rear of the properties. Staff feels the minor increase in traffic will be minimal and the proposed development will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-R rezoning, 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:

(JUNE 13, 2024)

The applicant was present. The application came off the consent agenda. Staff presented the item with a recommendation of approval as outlined in the “staff analysis” above. There was one person registered in opposition. Henry Droughte spoke of concerns of overcrowding and loss of the “old neighborhood”. After some discussion there was a motion to approve the application. There was a second. The vote was 10 ayes, 0 nays and 1 absent. The motion passed.