

FILE NO.: Z-9653-A

NAME: MEO, LLC – PRD

LOCATION: 228 Vernon Avenue

DEVELOPER:

MEO, LLC
521 Appianway Street
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

MEO, LLC (Owner)
Paul Page Wilson (Agent)
Paul Page Dwellings, LLC
P.O. Box 1501
Marfa, TX 79843

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.18 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 9 CENSUS TRACT: 48

CURRENT ZONING: R-3 (Single-Family District)

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On February 10, 2022, the Planning Commission approved a conditional use permit to allow an accessory dwelling to be constructed within the rear yard area of the property. It was not disclosed at the time of the hearing that the existing primary structure is a duplex. The City's Zoning Ordinance does not allow an accessory dwelling in conjunction with a duplex as a conditional use permit.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning from R-3, Single-Family District to PRD, Planned Residential Development to allow for an existing duplex with a one-story accessory dwelling at 228 Vernon Avenue. There will be a total of three (3) dwellings on the property.

B. EXISTING CONDITIONS:

There is an existing two-story, brick and frame duplex with a basement on the north portion of the property with an access drive extending from Vernon Avenue. A graveled parking area is in the rear yard adjacent to the duplex. The rear portion of the property contains a rock ditch with a pedestrian walking bridge for crossing. South of the pedestrian bridge is the area designated for the accessory dwelling.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 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 Comment.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No Comment.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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 received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comment.

Landscape: No comment.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the I-630 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 remain less than 6 units per acre. The

application is to rezone from Single Family District (R-3) to Planned Development Residential (PD-R) District for the future development of a duplex with an accessory residential structure on the site (3 units).

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) in all directions from the site. 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 remain less than 6 units per acre. This land is primarily zoned Single Family District (R-2) land with a few tracts zoned Two-Family District (R-4). There is an existing developed single-family subdivision around the application area.

Master Street Plan: To the east is Vernon Avenue and it is a Local Street on the Master Street Plan. The primary function of Local Streets 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”. 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.

Historic Preservation Plan: Built c. 1930 in the English Revival architectural style, the existing structure on the applicant property is a Contributing historical resource to the Capitol View Neighborhood Historic District, listed on the National Register of Historic Places. The addition of a detached rear accessory structure to the site does not pose potential negative effects to the primary structure as a historical resource within the district.

H. ANALYSIS:

The applicant is requesting a rezoning from R-3, Single-Family District to PRD, Planned Residential Development to allow for an existing duplex with a one-story accessory dwelling at 228 Vernon Avenue. There will be a total of three (3) dwellings on the property.

There is an existing two-story, brick and frame duplex with a basement on the north portion of the property with an access drive extending from Vernon Avenue. A graveled parking area is in the rear yard adjacent to the duplex. The rear portion of the property contains a rock ditch with a pedestrian walking bridge for crossing. South of the pedestrian bridge is the area designated for the accessory dwelling. The site plan shows parking for four (4) vehicles behind the principal structure. Section 36-502 requires a minimum of four (4) parking spaces for the two (2) dwellings. The site conforms with this requirement.

The applicant provided responses and additional information to all issues raised during staffs review of the application. To staff's knowledge, there are no outstanding issues. The applicant is requesting no variances with the proposed PRD zoning.

Staff is supportive of the requested rezoning to allow an accessory dwelling and duplex on the property at 228 Vernon Avenue. Staff views the request as reasonable. The proposed uses will be compatible with the overall neighborhood, as there are numerous accessory dwellings scattered throughout the area. Staff believes the proposed use will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PRD rezoning, subject to compliance with the comments and conditions outlined in paragraph E, and the staff analysis, in the agenda staff report.

PLANNING COMMISSION ACTION:

(JUNE 9, 2022)

The applicant was present. There were no persons present registered in support or opposition. 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 nays, 0 absent and 1 open position.