

FILE NO.: Z-9038

NAME: Metzger Short-form PD-R

LOCATION: Located at 4723 North Lookout

DEVELOPER:

James Metzger
1418 Kavanaugh Boulevard
Little Rock, AR 72205

SURVEYOR:

Global Surveying
6511 Heilman Court
Little Rock, AR 72118

AREA: 0.14 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Single-family – Hillcrest Design Overlay District

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning from R-2, Single-family to PD-R (Planned Development Residential) to allow the construction of a single-family home with a reduced setback as typically required per the Hillcrest Design Overlay District. The setback planned for the new construction meets the 15-foot placement from the northern property line. The planned structure is located on a lot that was formerly the corner of North Spruce and North Lookout. As such, it is designed to lie in line with the other properties located in the 4700 Block of North Lookout, as typically required per the DOD.

With the closure of North Spruce Street and the division of the street to the adjoining properties, the setback of the neighboring property to the west must now be considered. The property, at 4805 North Lookout, has an unusually large setback from the street and adherence to the 10-percent rule of the DOD would force the developer to move the structure back to the extent that the new construction would face an extraordinary amount of excavation into the hillside. The downward slope of this area is the main reason that the last section of Spruce Street was not complete and later abandoned as a public right of way.

In considering the setback of the other structures on the 4700 block of North Lookout the planned setback will align easily with those house and will fall within any 10-percent variation. In addition, the virtual greenspace created by the wooded area that was Spruce Street provides a visual and esthetic buffer zone between the two lots. The request is to allow the leading (northern) end of the building within 10-percent of the setback of the adjoining neighbor located at 4719 North Lookout.

B. EXISTING CONDITIONS:

This area of North Lookout is single-family. Located across North Lookout to the west is Alsop Park. Located to the northwest is a multi-family development accessed from Kavanaugh Boulevard. There is a property immediately to the north zoned PD-R which allowed the construction of a carport in the rear yard which exceeded the rear yard coverage allowed per the Hillcrest DOD.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the Hillcrest Residents Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: No objection.

Entergy: Entergy does not object to this proposal as there does not appear to be a conflict with existing electrical facilities at this address. Service is provided to the location from the rear of the property in the alley. It was difficult to determine what was being added to the existing residence from the drawing provided to Entergy. Care must be taken when working near any electrical lines.

Contact Entergy in advance if there are any questions, or if service requirements will be changing as a result of the addition.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No objection.

Fire Department: No comment

Parks and Recreation: No comment received.

County Planning: No comment.

CATA: The site is not located on a dedicated CATA bus route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No Comment

Planning Division: This request is located in the Heights/Hillcrest 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 six (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 six (6) units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PDR (Planned District Residential) to allow for an addition to an existing home on the site. The site is within the Hillcrest Design Overlay District.

Master Street Plan: North Lookout is a Collector on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. 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.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (May 13, 2015)

The applicant was not present. Staff presented an overview of the item stating there were no outstanding technical issues associated with the request. There

were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues associated with the request raised at the May 13, 2015, Subdivision Committee meeting in need of addressing via a revised site plan. The new home is located on a lot that was formerly the corner of North Spruce and North Lookout. North Spruce was abandoned as a public right of way by the City in September 2005. This area is within the Hillcrest Design Overlay District which has specific development criteria related to site development for specifically for this request the front yard setback. The applicant is proposing construction of a new home on this lot. The setback planned for the new home meets the 15-foot placement established by the DOD from the northern property line (the 4700 block of North Lookout) but with the closure of North Spruce Street and the division of the street to the adjoin property owners, the setback of the neighboring southern property must now be considered.

4805 North Lookout, located along the southern boundary, has a greater setback from the street than the homes in the 4700 block of North Lookout. Adherence to the 10-percent rule of the DOD forces the structure back on the lot to an extent that the new construction faces a significant amount of excavation into the hillside. The slope of this area is the main reason that this section of Spruce Street was not constructed and was supported for abandonment as a public right of way.

The request is a rezoning from R-2, Single-family to PD-R (Planned Development Residential) to allow the northern portion of the home within 10-percent of the setback of the adjoining neighbor located at 4719 North Lookout and not be consistent with the setback of the adjacent 4805 North Lookout home. The proposed new construction complies with all other requirements of the Hillcrest DOD.

Staff is supportive of the request. Staff does not feel the request to allow the new construction to match the homes within the 4700 block of North Lookout with regard to the front yard setback will adversely impact the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(JUNE 4, 2015)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval subject to the conditions 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 by a vote of 8 ayes, 0 noes and 3 absent.