

FILE NO.: Z-9505

NAME: Lot 9R & AR Capitol View Addition Short-form PRD

LOCATION: 321 Rice Street

DEVELOPER:

Forward Properties, LLC
15 Butterfield Lane
Little Rock, AR 72223
501-227-8603

OWNER/AUTHORIZED AGENT:

Forward Properties, LLC/Owner
White-Daters & Associates/Authorized Agent

SURVEYOR/ENGINEER:

White-Daters & Associates /Surveyor & Engineer

AREA: 0.22 acres NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 9 CENSUS TRACT: 48

CURRENT ZONING: R-3, Single-Family Residential and I-2, Light Industrial

ALLOWED USES: Single-Family Residential and Light Industrial

PROPOSED ZONING: PD-R, Planned Development-Residential

PROPOSED USE: Single-family residences

VARIANCE/WAIVERS: None

BACKGROUND:

This property is undeveloped and situated within the Capitol View Addition east of Rice Street. The property owner seeks to develop two single-family residential structures on two separate parcels. Currently, the property consists of one platted lot with a width of 50-feet (Lot 9) and a tract with a width of 20-feet (Lot A). All of Lot 9 is zoned R-3, Single-Family. It appears half of Lot A is zoned R-3 and half is zoned I-2, Light Industrial.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

This project contains 0.22 acres and is located at 321 Rice Street. Most of the parcel is zoned R-3, a small portion is zoned I-2.

The applicant is proposing to construct two single-family residences on this property. The property would be replatted to create two lots of the same width.

B. EXISTING CONDITIONS:

The property is situated northwest of the rail line.

Residential uses are found to the north, east, west, and southwest.

Southeast of the site is the rail line and largely undeveloped parcels. Two residential duplexes approved by the Board of Directors last April as a PD-R are under construction at 501 and 505 Rice Street.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received one phone call from the public about the request. The caller was interested in the proposed development of the property and is generally supportive of the construction of single-family residences on the parcel. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Capitol View-Stiffits Station Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

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

Little Rock Water Reclamation Authority:

Sewer available to this site. Separate sewer service all the way to the main required for each building

Entergy:

Entergy does not object to this proposal. Entergy has single phase facilities on the north side of the proposed development. Entergy will need to install additional facilities to serve houses. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment 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:

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.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade**. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.

Loading

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading**. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

Parks and Recreation: No comment received.

County Planning: No comment received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comment.

Landscape: No comment.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comment received.

Planning Division: The request is in the Heights/Hillcrest Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density 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 change from R-3 (Single Family District) to PRD (Planned Residential District) for two single family houses on 35 foot wide lots. The resulting density is 9 units per acre on these for these two parcels.

Master Street Plan: To the west is Rice Street and it is 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.

H. SUBDIVISION COMMITTEE COMMENT: March 11, 2020

The applicant was present. Staff presented the item to the committee.

Planning staff had no comments beyond the reminder for the required property owner notification.

Public works had no comment.

Landscape had no comment.

The applicant was advised to review all other comments and responses and revisions are to be received by March 18, 2020.

The committee forwarded the item to the full commission.

I. ANALYSIS:

A revised site plan was provided by the applicant.

The proposed homes would be set back 25-feet from the right-of-way of Rice Street.

The side yard setbacks are shown as 7.5-feet.

The rear setback would be the standard single-family residential measurement of 25-feet.

Each residence is proposed to be two-stories and to contain 1,485 square feet of living area.

Access from Rice Street would be via a concrete driveway situated generally at the northwest corner of the home.

Staff is supportive of the request, as the proposed development is in character with the pattern of the area.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request to rezone the property to 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.

PLANNING COMMISSION ACTION:

(MAY 14, 2020)

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 noes and 1 absent.