

FILE NO.: Z-9226

NAME: Wellborn Short-form PD-R

LOCATION: Located at 3901 North Lookout

DEVELOPER:

Junkin Construction Inc.
P.O. Box 102
Roland, AR 72135

SURVEYOR:

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

AREA: 0.40-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 4 – Heights/Hillcrest

CENSUS TRACT: 15.01

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Allow a variation for setback for the front and rear yards for a new garage addition.

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing a rezoning of the site from R-2, Single-family to PD-R, Planned Development Residential to allow the construction of an attached garage onto an existing home located at 3901 North Lookout. The site is located within the Hillcrest Design Overlay District which has specific development criteria related to setbacks.

B. EXISTING CONDITIONS:

The area is predominately single-family. Allsopp Park is located to the north of this site and there are single-family homes located to the south. The property is a corner lot located along North and South Lookout Roads. There is an alley located along the rear property line of the home. The streets are substandard streets with no sidewalk and open ditches for drainage.

C. NEIGHBORHOOD COMMENTS:

All property owners 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:

Little Rock Water Reclamation Authority: Sewer available to this site. Existing easements must be retained. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. Service is already being provided to this property from the alley to the south of the property to the back of the building. Please ensure that proper clearance is maintained between the proposed garage and all overhead power lines. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this proposal proceeds.

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.

Rock Region Metro: Location is currently served nearby on route 21 Riverdale. We have no objections to the plans as presented.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in Heights Hillcrest Planning District. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density 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 Development Residential) to allow the construction of an attached garage. The request is within the Hillcrest Overlay District.

Master Street Plan: North of the property is North Lookout Street and it is shown as a Local Street on the Master Street Plan. 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". A Collector design standard is used for 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.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (June 28, 2017)

Mr. Jeff Junkin was present representing the request. Staff presented an overview of the item stating there were no outstanding technical issues associated with the request. Staff stated the site was located within the Hillcrest Design Overlay District and the applicant was seeking approval to allow of the construction of a garage for an existing home which was being constructed with a front and rear yard setback which did not comply with the typical development standards of the Hillcrest Overlay.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. 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 in need of addressing raised at the June 28, 2017, Subdivision Committee meeting. The request is a rezoning of the site from R-2, Single-family to PD-R, Planned Development Residential, to allow

the construction of a garage onto an existing home. The site is located within the Hillcrest Design Overlay District which has specific development criteria related to setbacks. The request includes the allowance of fencing, accessory structures, home occupations, etc. as typically allowed within the R-2, Single-family Zoning District.

Per the Hillcrest Design Overlay District all setbacks are to comply with the underlying zoning district except the minimum front yard setback for new principal structures or additions to principal structures in the R-2, R-3, and R-4 zoning districts shall be fifteen (15) feet in all instances. The home as currently constructed exceeds the 15-foot front yard setback. The garage addition also exceeds the 15-foot front yard setback. The rear yard setback as currently constructed and the proposed garage addition do not meet the 25-foot rear yard setback typically required per the R-2, Single-family Zoning District.

Staff is supportive of the applicant's request. Although the new construction encroaches into the rear yard setback the new construction is less of an encroachment than the existing home. The site complies with all other criteria of the Hillcrest Design Overlay District with regard to building height, lot coverage and massing. Staff feels the request to allow the placement of the new garage as proposed is appropriate.

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:

(JULY 20, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of 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. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes and 2 absent.