

FILE NO.: Z-8646-A

NAME: Van Short-form PD-R

LOCATION: Located North of 13th Street between Park and Dennison Streets

DEVELOPER:

Vann & Associates
P.O. Box 164681
Little Rock, AR 72206

ENGINEER:

Crafton, Tull and Associates
10825 Financial Centre Parkway, Suite 300
Little Rock, AR 72211

AREA: 0.344 acres NUMBER OF LOTS: 4 FT. NEW STREET: 0 LF

CURRENT ZONING: PD-R

ALLOWED USES: Four (4) detached single-family homes

PROPOSED ZONING: Reinstate the previously approved PD-R

PROPOSED USE: Four (4) detached single-family homes

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 20,480 adopted by the Little Rock Board of Directors on September 20, 2011, rezoned the property from R-4, Two-family to PD-R to allow the creation of four (4) detached single-family homes located on individual lots. The front yard setback for the units on 13th Street was indicated at 5-feet. The lots share a common drive from West 13th Street. A side yard setback of 5-feet was proposed on the common lot lines of the homes facing South Park and Dennison Streets. The rear yard setback for each of the homes was indicated at 5-feet. The homes fronting South Park and South Dennison Streets were indicated at 15-feet. The southern side yard setback was indicated at 5-feet. The northern side yard setback is indicated at

approximately 13-feet. The drives for these homes were to be located along the northern perimeter away from the street intersection.

The Zoning Ordinance allows three (3) years from the date of approval of a Planned Zoning Development for submission of the final development plan (in this case file for a building permit). If the final development plan is not presented within the three (3) year time period the zoning expires. Failure to file a timely extension shall be cause for revocation of the PUD. Prior to expiration of the PUD zoning the applicant can request of the Commission a one (1) time extension for up to two (2) years. The request must be made a minimum of 90-days prior to the expiration. The applicant did not file for a final development plan nor did the applicant seek a time extension.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to reinstate the previously approved PD-R. There are no modifications of the site plan from the previous approval. The applicant is requesting to allow the replatting of two (2) residential lots into four (4) lots to be developed with individual single-family homes. The applicant has provided the proposed building setbacks, elevations and construction materials. The specifics of the development with regard to compliance with the development criteria of the Central High Design Overlay District are addressed in the Analysis section of this report.

B. EXISTING CONDITIONS:

The property is a narrow strip, which is currently vacant, fronting on West 13th Street. East of the site fronting Park Street are single-family homes, the Central High Visitor Center and three residential buildings owned by the Little Rock Housing Authority. Across West 13th Street to the south are single-family homes, a parking lot serving Central High School and further south is the Central High School Campus. West of the site on Dennison Street is a multi-family building and a bar located just south of West 12th Street.

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 Central High Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A 20 foot radial dedication of right-of-way is required at the intersection of 13th Street and Park Street.

2. A 20 foot radial dedication of right-of-way is required at the intersection of 13th Street and Dennison Street.
3. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy. Existing curb cuts and driveways not proposed to be used should be removed and curb and gutter replaced.
4. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
5. Remove old curb cuts and driveways not to be used by the proposed development.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer main extension required with easement if new service is required for this project. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy has a single phase power line on the south side of 13th Street and a three phase power line on the east side of South Park Street – neither of which will impact the proposal. However, there is a single phase line which crosses 13th Street going north and crosses the property between Lots 1A and 2A of the proposed development. This single phase line is depicted on the print to be within a few feet of the structure on Lot 2A and may not meet NESC and OSHA clearance requirements. Please contact Entergy in advance as facilities relocation work may be required before the structure can be built safely. Also, service requirements for the four structures can be discussed and planned for at that time.

CenterPoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.

3. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

Fire Department:

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.

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 (Jason Lowder 501-377-1245) and the Little Rock Fire Marshal’s Office (Captain Tony Rhodes 501-918-3757). Number and Distribution of Fire Hydrants as per Table C105.1.

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 Central City Planning District. The Land Use Plan shows Residential Low Density (RL) for this property Residential Low Density is for single-family homes at densities no greater than six dwelling units per acre. The applicant has applied to re-establish the zoning of PDR (Planned District Residential) to allow for the development of four detached single-family houses on the site. This site is within the Central High Design Overlay District.

Master Street Plan: 12th, Park and Dennison Streets are shown as Local Streets on the Master Street Plan. The primary function of a Local Street 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 24, 2015)

Mr. Charles Van was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested Mr. Van provide the proposed construction materials, the proposed building elevations and any modifications to the approved site plan.

Public Works comments were addressed. Staff stated a 20-foot radial dedication of right of way was required at the intersection of the two (2) streets. Staff also stated any broken curb, gutter or sidewalk damaged in the public right of way was to be repaired or replaced.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing issues raised at the June 24, 2015, Subdivision Committee meeting. The applicant has stated there are no modifications proposed from the previously approved site plan. He stated the building elevations are also as presented with the original approval.

The site is located within the Central High Design Overlay District. The DOD for single-family development states in order to be compatible with the historic nature of the neighborhood, new construction and additions to existing structures shall comply with specific criteria. Plans for new construction, additions and modifications which are subject to the DOD shall be submitted to the Department of Planning and Development. The Planning Department will review the plans for consistency with the detailed requirements of the DOD ordinance and consistency with the historic nature of the district. In the case of an undeveloped block face, the requirements shall relate to the adjacent block faces.

The DOD states a roof pitch of less than 8:12 is prohibited. Decorative roof features such as metal cresting, tile ridge caps, or other ornamentation are to be reinstalled when roofing or doing roof repairs. If tile roofs exist they are to be preserved. The materials of the exterior shell must be wood, brick, other masonry, or a material that resembles wood (i.e., vinyl siding, etc.). The orientation of the buildings is to be consistent with that of other structures on the developed block face. The primary entrance is to be consistent with that of other structures on the developed block face. The front yard setback for all R-2, Single-family and R-3, Single-family and R-4, Two-family district zoned property

is to be fifteen (15) feet. All other setbacks are to comply with the property's zoning district.

Residential structures must have a front porch that is a passageway from the street to the front door of the unit(s) on new residential construction and additions/modifications to the front facade of existing residential structures. Mechanical service equipment (including, but not limited to, air conditioner condensing units, transformers, solar collectors, satellite dishes, etc.) must be located in the rear yards or on a rear-facing roof.

No off-street parking pads are allowed between the front of the principal structure and a public street. Surface parking is to be located behind or adjacent to a structure. Driveways are permitted to be installed in the front yard setback, but not between the principal structure and a public street. Parking pads are defined as permanent surfaces of concrete, asphalt, modular pavers, masonry, gravel or other permanent surfaces to be used for the purpose of parking or storage of vehicles. Detached garage and carport locations are to be located to the rear of the principal structure and must not be located in the front setback. Attached garages must have garage door openings that face side streets, interior lot lines, or alleys. Accessory building coverage within the twenty-five (25) foot rear yard setback must be no more than forty (40) percent of the area. Accessory building setbacks are to comply with Sections 36-254 and 36-256 of the Little Rock Code of Ordinances.

The applicant has indicated construction materials will comply with those identified in the DOD. The roofs will also exceed an 8:12 pitch. The orientation of the buildings does comply with the homes located on the developed block face along Park and Dennison Streets and on West 13th Street the primary entrances are consistent with that of other structures on the developed block face. The homes are proposed with a front porch on each of the units. All mechanical service equipment will be located as outlined in the DOD.

It appears one tree greater than 14-inches, an 18-inch willow oak, will be removed during construction. The tree proposed for removal is located within the northeastern portion of the site on proposed Lot 2. The removal of the tree is necessary to provide parking on this lot. A note on the site plan indicates all other trees will be retained and preserved during construction. Street trees will be planted per the DOD requirements.

The site plan indicates four (4) lots with one (1) house facing Park Street and another facing Dennison Street with two (2) houses which will appear to be "carriage houses" or ancillary structures facing and taking access from 13th Street. The two (2) "carriage houses" will be single-family residences on individual lots of record. This is being done to preserve the character of the neighborhood. The style of having a "main house" and "carriage house" is not uncommon in the neighborhood. The "main house and carriage house" package will be offered as one package to prospective buyers for ownership and rental

property. If this is not marketable, then the “main house” and “carriage house” will be marketed separately.

The front setback for the homes fronting South Dennison and Park Streets is indicated at 15-feet. The front setback for the homes located on West 13th Street are indicated at 5-feet. The rear yards for the homes fronting South Dennison Street and Park Street are indicated at 15-feet. The rear yard for the homes fronting West 13th Street are indicated at 5-feet. All side yard setbacks are indicated at 5-feet. The DOD states the front yard setback shall be 15-feet. All other setbacks shall be as prescribed by the property’s zoning district. The fronts of the homes located on West 13th Street and all rear yard setbacks do not comply with the typical standards of the DOD or the zoning district. The applicant has indicated the development will comply with all other aspects of the Central High DOD with regard to building design, construction materials, tree plantings and the placement of mechanical equipment.

Staff is supportive of the request. The applicant is proposing to reinstate a previously approved site plan for the development of four (4) homes on four (4) individual lots. Staff does not feel the proposal to allow redevelopment of this site with four (4) units of residential housing as previously approved 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:

(JULY 16, 2015)

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 11 ayes, 0 noes and 0 absent.