

FILE NO.: Z-10007

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NAME: ALRM Little Rock – PD-R

LOCATION: 3301 W. Capitol Avenue

DEVELOPER:

Ryan Marcus (Owner)  
195 Hicks Street, Apt. 3B  
Brooklyn, NY 11201

OWNER/AUTHORIZED AGENT:

Brian Dale (Agent)  
Joe White & Associates  
25 Rahling Circle, Suite A-2  
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Joe White & Associates  
25 Rahling Circle, Suite A-2  
Little Rock, AR 72223

AREA: 0.1357-acre      NUMBER OF LOTS: 2      FT. NEW STREET: 0 LF

WARD: 3      PLANNING DISTRICT: 9      CENSUS TRACT: 48

CURRENT ZONING: R-3 (CUP)

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to subdivide and rezone a 0.1357 site from R-3 (CUP) to PD-R to create two (2) separate lots. The northern parcel (Parcel 1) will take access from W. Capitol Avenue. The southern parcel (Parcel 2) will take access from Brown Street.

B. EXISTING CONDITIONS:

The property is zoned R-3 (CUP). The site plan shows an existing one-story, single-family residence fronting W. Capitol Avenue, located in the northern portion of the lot, and an existing one-story, single-family residence fronting Brown Street, in the southern portion of the lot. Properties in the general area contain a mixture of residential zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 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 comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

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 style homes. The application is to rezone from R-3 (CUP) to PD-R.

Surrounding the application area to the west and south are single-family homes in Residential Low Density (RL) area. North across West Capitol Avenue are apartments in RL. To the east cross Brown Street are athletic facilities in a Public/Institutional (PI) use area.

Master Street Plan:

West Capitol Avenue is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors.

Bicycle Plan:

West Capitol Avenue is on the Master Bike Plan as a Proposed Class 3 Bike Route. Class 3 Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Historic Preservation Plan:

This property is located in the Stiff Station Historic District.

H. ANALYSIS:

The applicant is proposing to subdivide and rezone a 0.1357 site from R-3 (CUP) to PD-R to create two (2) separate lots. The northern parcel (Parcel 1) will take access from W. Capitol Avenue. The southern parcel (Parcel 2) will take access from Brown Street.

The property is zoned R-3 (CUP). The site plan shows an existing one-story, single-family residence fronting W. Capitol Avenue, located in the northern portion of the lot, and an existing one-story, single-family residence fronting Brown Street, in the southern portion of the lot. Properties in the general area contain a mixture of residential zoning and uses.

The property will be subdivided to create the following two (2) parcels:

1. Parcel 1 (3301 W. Capitol Avenue) will take access from an existing concrete driveway extending from W. Capitol Avenue located to the north of the residence. The site plan shows building setbacks of 26.1 feet from the front property line, just over one (1) foot from the rear property line, 9.2 feet from the west property line and a range of 4.2 from to 4.5 from the east property line.
2. Parcel 2 (510 Brown Street) will take access from an existing concrete driveway extending from Brown Street located to the east of the residence. The site plan shows building setbacks of 11.1 feet from the north property line, over eight (8) feet from the south property line, a range of 5.3 to 5.6 from the west property line and a range of 11.6 to 16.9 from the east property line.

Staff is supportive of the proposed PD-R rezoning. To the staff's knowledge, there are no outstanding issues related to this request. The applicant has addressed issues raised by staff during staff's review of the re-plat. Surrounding properties contain a mixture of single-family, two-family (duplex) and higher density residential zoning in the general area. There should be no increase existing traffic typical in the area. Staff feels the subdividing of this property should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the proposed PD-R zoning, as filed.

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PLANNING COMMISSION ACTION:

(JULY 11, 2024)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff analysis" above. The item remained on the Consent Agenda for Approval. The vote was 8 ayes, 0 nays and 3 absent. The application was approved.