

FILE NO.: Z-9529

NAME: Syed Ali – Planned Residential Development PRD

LOCATION: 7520 North Chicot Road

DEVELOPER:

Syed Ali
19 Point South Court
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Syed Ali, Owner

SURVEYOR/ENGINEER:

Hall Engineering Group, LTD
P.O. Box 241302
Little Rock, AR 72223

AREA: 0.73 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 15

CENSUS TRACT: 41.03

CURRENT ZONING: R-2, Single-Family District

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to reclassify the current zoning R-2 Single-Family District to PRD Planned Residential Development to construct three (3) buildings with eight (8) single family residential units on the 0.73 acres parcel. The applicant proposes to development the property in three (3) phases. Phase 1 will consist of development of the underground infrastructure such as water, and sewer lines along with the construction of a one (1) duplex structure on the south portion of the property. In Phase 2, the applicant plans to construct one (1) duplex structure within the north portion of the property. Phase 3 will include construction of one

(1) four-plex structure within the west half of the property. The applicant proposes to complete each phase in increments of 3 to 4 months.

B. EXISTING CONDITIONS:

The property is located in an area containing mixed uses and zoning, north of Interstate 30 and west of South University Avenue. Surrounding properties are zoned for multi-family, single-family and commercial uses. To the north of the property, a planned residential development is located at intersection of North Chicot Road and Mabelvale Pike. The property currently has an unoccupied, principle structure which the applicant proposes to demolish.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site; and SWLR United for Progress, Town and Country Neighborhood Association, and the South Brookwood Ponderosa Neighborhood Association were notified of public hearing.

D. ENGINEERING COMMENTS:

1. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
2. A grading permit in accordance to Section 29-186(c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
3. If the northwest corner of the property is within the 100-year floodplain, a special Grading Permit for Flood Hazard Areas will be required per Section 8-283 prior to construction. Confirm floodplain is not on property.
4. Storm Water Detention will not apply to the proposed development.
5. Obtain permits prior to doing any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Traffic Engineering at (501) 379-1805 (Travis Herbner) for more information.
6. Hauling of fill material on or off-site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway Street, (501) 379-1805 (Travis Herbner) for more information.
7. The proposed parking lot drive aisle should be moved out of the public right-of-way.

8. 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 responsibility party prior to issuance of a certificate of occupancy.
9. Pedestrian access should be provided from the public right-of-way to the proposed development.
10. Correct the spelling of Chicot Road on site plans.

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

Little Rock Water Reclamation Authority: Separate sewer service line required for each building.

Entergy: No comments received.

CenterPoint Energy: No Comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department: Full Plan Review.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.gov or
Steve Crain at 501-371-4875; scrain@littlerock.gov.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half (½) the full-width requirement, but in no case less than nine (9) feet. **Street buffer is deficient.**

3. Screening requirements will need to be met for the vehicular use areas adjacent to street rights-of-way. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip. **Street landscape perimeter is deficient.**
5. Eight percent (8%) of the vehicular use area must be designed for green space. This green space should be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred-fifty (150) square feet for developments with one hundred-fifty (150) or fewer parking spaces. Interior islands must be a minimum of seven and one-half (7 ½) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree every twelve (12) parking spaces.
6. Any trash receptacles or pickup shall be oriented away from a primary street side of the property and screened from the public right-of-way. Screen shall exceed the height of the dumpster or trash containment area by at least two (2) feet not to exceed eight (8) feet in total height.
7. For developments less than one (1) acre, there shall be a water source within seventy-five (75) feet of all plant material if an automatic irrigation system is not provided.
8. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit towards fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Geyer Springs West 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 home but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is to change an area from R-2 (Single Family District) to PRD

(Planned Residential Development) District to allow the future development of 4 duplexes (8 units at approximately 10 units per acre) on the site.

Surrounding the application area, the Land Use Plan shows Residential High Density (RH) to the east and south. Public Institutional (PI) is shown to the north of the site with Residential Low Density (RL) shown to the west. Residential High Density accommodates residential development of more than twelve (12) dwelling units per acre. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. 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 remains less than (6) units per acre.

Master Street Plan:

To the east is North Chicot Road and it is Collector on the Master Street Plan. The primary function of a Collector Road 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 is a Class III Bike Route shown on North Chicot Road. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

H. ANALYSIS:

The applicant proposes to rezone the 0.73 acre property located at 7520 N. Chicot Road from "R-2" Single Family District to "PRD" Planned Residential District. The property is located on the west side of N. Chicot Road, north of Interstate 30.

The applicant proposes to construct eight (8) single family residential units on the property in three (3) phases. Phase I will include one (1) duplex structure within the south half of the property, along with site grading, site drainage, utilities, driveway and parking lot. Phase 2 will consist of construction of one (1) duplex structure within the north half of the property. Phase 3 will include construction of a four-plex structure within the west half of the property. Landscaping will be installed with each phase.

The eight (8) residential units will range in size from 900 square feet to 1,200 square feet. The units will be single story, with a maximum building height of 25 feet. A front porch and rear patio will be included with each unit. The structures

will be located 20 feet to 85 feet back from the front (east) property line and nine (9) to 16 feet back from the north, south and west property lines.

One (1) 24 foot wide driveway near the center of the site will provide access to the proposed development. A 16 space parking lot is proposed within the east half of the property. Section 36-502 (b) (1) of the City's Zoning Ordinance would typically 1.5 parking spaces per unit, or 12 spaces for this proposed development. The parking as proposed will be sufficient to serve the development.

A dumpster area is proposed at the southeast corner of the proposed parking lot. The dumpster area will be screened as per ordinance requirements.

A small monument-type sign will be located on the north side of the entry drive. The sign will have a height of four (4) feet and an area of 16 square feet. The sign will contain the name and address of the project. The sign must be located at least five (5) feet back from the east (front) property line.

Site lighting will consist of a single dark sky compliant LED light on a 20 foot tall steel post. The light will be located at the center of the parking lot area. The applicant notes that the proposed development will comply with the Engineering requirements as found in Paragraph D. of the staff analysis and the Landscape/Buffer requirements as found in Paragraph F.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed PRD rezoning.

Staff is supportive of the requested PRD zoning to allow the eight (8) unit residential development. Staff views the request as reasonable. The property is located in an area of mixed uses and zoning. Existing multifamily developments exist east and south of the subject property. The proposed development should prove to be compatible with the surrounding uses and zoning. Staff believes the proposed PRD zoning will have no adverse impact on the general area.

STAFF RECOMMENDATION:

Staff recommends approval of the requested PRD zoning, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the Staff Analysis, in the agenda staff report.

STAFF UPDATE:

The applicant submitted a letter to Staff on September 8, 2020 requesting this application be deferred to the October 29, 2020 agenda. Staff supports the deferral request.

PLANNING COMMISSION ACTION: (SEPTEMBER 24, 2020)

The applicant was not present. There were no persons present registered in support or opposition. Staff informed the Commission that the applicant submitted a letter to Staff on September 8, 2020 requesting this application be deferred to the October 29, 2020 Agenda. Staff supported the deferral request. The item as placed on the Consent Agenda and approved as recommended by staff. The vote was 9 ayes, 0 nays and 2 absent.

PLANNING COMMISSION ACTION: (OCTOBER 29, 2020)

Shawkat Ali was present, representing the application. There were no supporters and one (1) registered objector. Staff presented the application with a recommendation for approval. The applicant deferred to the registered opposition.

Tasha O'Neal, President of the Chicot Neighborhood Association, addressed the Commission in opposition of the application. She expressed concerns regarding the City's Public Hearing Notification process and the lack of communication from the applicant with the member of the community regarding the proposed development. Ms. O'Neal emphasized the deficiencies in the communication among the Neighborhood Associations in the community. She explained that her opposition to the proposal is the condition of the applicant's current properties in the community as well as the need for improvements to the existing duplex properties throughout Southwest Little Rock.

The Commissioners inquired if the applicant met with any of the neighborhood associations to discuss the plans for the development. The applicant, Syed Ali, confirmed that he met with the Meadow Cliff Neighborhood Association. Mr. Shawkat Ali emphasized that all the public notice requirements were satisfied for the application.

There was a motion to approve the application as recommended by staff, including all staff comments and conditions. The motion was seconded. The vote was 8 ayes, 2 nays, 0 absent and 1 abstain