

FILE NO.: Z-9602

NAME: Forward Properties - PRD

LOCATION: Northwest corner of West 6th Street and Oak Street

DEVELOPER:

Forward Properties, LLC
15 Butterfield Lane
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Forward Properties, LLC – Owner/Agent

SURVEYOR/ENGINEER:

Joe White and Associates
25 Rahling Road, Suite A-2
Little Rock, AR 72223

AREA: 0.15 acre NUMBER OF LOTS: 2 FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 9 CENSUS TRACT: 48

CURRENT ZONING: R-3

Variance/Waivers: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the property from R-3 to PRD to allow the existing lot to be replatted into two (2) lots and a new single family residence to be constructed on the second lot.

B. EXISTING CONDITIONS:

The property is comprised of one (1) platted lot (Lot 12, Block 2, Heiseman's Addition) which is approximately 0.15 acre in size. An existing one-story frame structure is located within the west half of the property near the rear (west) property line. The portion of the lot east of the existing house is undeveloped and grass covered.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with The City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Due to providing sufficient parking space and the reduction of sight distance conflicts as found in Sec. 32-8, the building setback should be 20 ft. from the 6th Street right-of-way and 20 ft. from the Oak St right-of-way.
2. A 20 feet radial dedication of right-of-way is required at the intersection of South Oak Street and West 6th Street.
3. Both South Oak Street and West 6th Street are classified on the Master Street Plan as residential streets. A 25-foot dedication of right-of-way from centerline will be required.

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

Little Rock Water Reclamation Authority: Sewer Available to this Site.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Provide a 10-foot Private Service Line easement for the water service line to the existing house on Lot 12A.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the I-630 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 homes and cluster homes, provided that the density remain less than 6 units per acre. The application is to rezone from R-3 (Single Family District) to PRD (Planned Residential Development) District to allow for future development of a second single-family house on the site.

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) to the east, west and south of the site. The Mixed Use (MX) classification is shown to the west. 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 homes and cluster homes, provided that the density remain less than 6 units per acre. This is a developed single-family subdivision with a scattering of duplexes. The parcels are zoned R-3 (Single Family District) with a few R-4 (Two Family District) parcels. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The area is developed with single-family houses and duplexes, zoned R-4.

Master Street Plan: To the south of the application area is West 6th Street and to the east is Oak Street. Both of these streets are a 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". These streets 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. ANALYSIS:

The applicant proposes to rezone the 0.15 acre property located at the northwest corner of West 6th Street and Oak Street from "R-3" Single Family District to "PRD" Planned Residential District. The property is comprised of one (1) platted lot; Lot 12, Block 2, Heiseman's Addition. The rezoning is proposed in order to replat the lot into two (2) smaller lots and to construct a single family residence on the newly created lot.

An existing one-story frame single family residence is located within the west half of the property. The portion of the lot east of the existing residence is undeveloped and grass covered.

The proposed lot split will include the following two (2) lots:

- Lot 12A – 49.50 feet by 50 feet (2,475 square feet)
- Lot 12B – 85.50 feet by 50 feet (4,275 square feet).

The existing house on the proposed Lot 12A is approximately 970 square feet in area. A small gravel driveway from West 6th Street serves as access to this lot. The existing driveway will need to be upgraded (bordered with hard-packed gravel) or paved.

The proposed residence on Lot 12B will be 694 square feet in area and one (1) story in height. The height of the residence will not exceed 35 feet, which is typically the maximum height allowed in single family zones. The proposed structure will be located 10 feet back from the north and south property lines, 20 feet from the east property line and seven (7) feet from the west property line. A concrete driveway from West 6th Street will serve as access to this lot and lead to a carport on the west end of the residence. The proposed residence will be constructed of materials which will be compatible with the other homes in the area.

To staff's knowledge, there are no outstanding issues associated with this application. The applicant did a good job in addressing issues raised during staff's review of the application. The applicant is requesting no variances with the proposed PRD request.

Staff is supportive of the request PRD zoning to allow the lot to be split into two (2) lots with the construction of a new single family residence on the second lot. Staff views the request to be reasonable. There are several examples throughout this neighborhood where a lot has been split into two (2) lots, or where two (2) lots have been replatted into three (3) lots. The proposed lot split with construction of a new single family residence will not be out of character with the area. Staff believes that the proposed PRD zoning will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PRD rezoning subject to compliance with the comments and conditions paragraphs D and E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(SEPTEMBER 9, 2021)

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 9 ayes, 0 nays and 1 absent and 1 open position.