

FILE NO.: Z-9091

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NAME: Walker Short-form PD-R

LOCATION: Located at 1815 South State Street

DEVELOPER:

A.W. Development Group  
1723 South Broadway  
Little Rock, AR 72206

SURVEYOR:

Brooks Surveying  
20820 Arch Street  
Hensley, AR

ARCHITECT:

Fennell Purifoy Architects  
100 Morgan Keegan Drive, Suite 320  
Little Rock, AR 72202

AREA: 0.20 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: R-4, Two-family

ALLOWED USES: Duplex & Single-family

PROPOSED ZONING: PD-R

PROPOSED USE: Duplex and Single-family home

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone the site to allow the subdivision of the property and construction of one new single-family dwelling on the south end of the property. The existing duplex will be renovated to provide two (2) bedroom units with a one car garage for one (1) unit. All other parking will remain as is

(on-street). The new dwelling will have three (3) bedrooms with on-street parking. On-street parking is used by many residences on State Street, designated a "Local Street" on the Master Street Plan. Parking is allowed on both sides of the street. Traffic volumes are low in this area. The setbacks are required in order to allow a three (3) bedroom dwelling to fit the property and allow for the five (5) foot right of way dedication required by the Master Street Plan. The setback on Wright is similar to houses on the same block further east. The front yard setback aligns the exterior wall of the new dwelling with the exterior wall of the duplexes.

B. EXISTING CONDITIONS:

This area is predominately residential with single-family being the primary use. To the north of this lot are two (2) vacant lots. Across South State Street there are also two (2) vacant lots. East of the site is Paris Towers, a high rise apartment for elderly housing, located on South Broadway Street. West of the site are non-residential uses including retail and a church located at the intersection of Wright Avenue and South Chester Street.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site along with the Downtown 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 State Street and Wright Avenue/West 17th Street.
2. Provide the locations of proposed vehicle parking areas.
3. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer main extension required with easements if new sewer service is required for this project.

Entergy: Entergy does not object to this proposal. A three phase power line exists along the south side of Wright Avenue on the south side of this proposed development. There do not appear to be any conflicts with existing Entergy facilities. Contact Entergy in advance regarding future service requirements to the development, desired line extensions, and future facilities locations as this project proceeds.

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. 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.
3. Contact Central Arkansas Water regarding the size and location of water meter.

Fire Department: **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 [Jason.Lowder@carkw.com](mailto:Jason.Lowder@carkw.com)) 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.

Rock Region Metro: Location is served nearby on two Routes; 16 & 14. No Issues with the drawing as shown.

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 allows for single family homes at densities not to exceed six (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 six (6) units per acre. The applicant has applied for a rezoning from R-4 (Two Family District) to PDR (Planned District Residential) to allow the construction of a single-family home on a tract with an existing duplex.

Master Street Plan: State Street and Wright Avenue are classified Local Streets by 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. 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.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (October 28, 2015)

The applicant was present. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff questioned the proposed parking for the single-family home. Staff also questioned if there would be any fencing placed on the site. Staff stated if fencing was proposed the applicant should include the location, height and construction material.

Public Works comments were addressed. Staff stated a radial dedication of right of way was required at the intersection of State Street and Wrights Avenue. Staff stated any broken curb, gutter or sidewalk was to be replaced prior to the issuance of a certificate of occupancy for the new construction.

There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were few outstanding technical issues in need of addressing related to the site plan raised at the October 28, 2015, Subdivision Committee meeting. The applicant has indicated on-street parking will serve the single-family home. The existing duplex has a one (1) car garage and the additional parking will be located on the street. The request is a rezoning from R-4, Two-family to Planned Development Residential to allow the subdivision of the property and construction of one (1) new single-family dwelling on the newly created lot located along the southern portion of the site.

The existing duplex is proposed for renovation to provide two (2) bedrooms per unit. There is an existing one (1) car garage to serve as parking for one (1) unit. All other parking will remain as is (on street parking). Parking for a duplex is typically required at one and one-half (1 ½) parking spaces per unit. The parking typically required for the duplex would be three (3) parking spaces.

The new dwelling will have three (3) bedrooms with on-street parking. The new home is proposed two (2) stories in height with a maximum building height of 35-feet. The unit is proposed containing 1,640 square feet of floor area. The site plan indicates a five (5) foot setback from South State Street. Based on the angle of Wright Avenue, the eastern corner is proposed one foot nine inches (1' 9") from the new right of way of Wright Avenue. The rear yard setback for the

single-family home is indicated at eight (8) feet. The setback on this common lot line for the duplex is indicated at three (3) feet. The reduced setbacks are required to allow the new home to fit the property and allow for a five (5) foot right of way dedication as required by the Master Street Plan. The setback on Wright Avenue is similar to houses on the same block further east. The front yard setback aligns the exterior wall of the new dwelling with the exterior wall of the duplex.

No on-site parking is proposed for the single-family residence. Street parking is used by many residences on South State Street, which is designated a local street per the Master Street Plan. In this area parking is allowed on both sides of the street and typically traffic volumes are low.

The site plan does not include the placement of fencing between the two (2) structures. Staff recommends should fencing be desired in the future the fencing be limited to fence height as typically allowed in the R-2, Single-family zoning districts. The plan indicates an existing storage building located on the duplex lot.

Staff is supportive of the applicant's request. Staff feels the creation of the second lot to allow construction of a new home is not out of character with the neighborhood. Within this area there are one and two story homes with setbacks and building coverages similar to this proposal. To staff's knowledge there are no remaining outstanding technical issues in need of addressing related to the site plan.

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.

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PLANNING COMMISSION ACTION:

(NOVEMBER 19, 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 10 ayes, 0 noes and 1 absent.