

FILE NO.: Z-9643

NAME: Williams – PD-R

LOCATION: 4105 “A” Street

DEVELOPER:

David Keith Williams
4101 Lee Avenue
Little Rock, AR 72205
(501) 260-7506

OWNER/AUTHORIZED AGENT:

David Keith Williams (Owner)
Jeremiah Russell (Agent)
Rogue Architecture
300 Spring Street
Little Rock, AR 72201
(501) 260-7506

SURVEYOR/ENGINEER:

Jeremiah Russell (Agent)
Rogue Architecture
300 Spring Street
Little Rock, AR 72201
(501) 260-7506

AREA: .15 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 4

CENSUS TRACT: 15.01

CURRENT ZONING: R-4

VARIANCE/WAIVERS:

1. None

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the property from R-4 (Two Family Residential) to PD-R (Planned District - Residential) to allow a new accessory dwelling unit in addition to an existing duplex structure (three (3) dwelling units total).

B. EXISTING CONDITIONS:

The property currently has a two-story occupied duplex, with two (2) accessory structures in the rear yard. The proposal includes removal of the accessory structures and construction of the new dwelling.

C. NEIGHBORHOOD COMMENTS:

All owners of property 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: No Comment.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: No comment.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: No comments received.

H. ANALYSIS:

The applicant proposes to rezone the 015-acre property located at 4105 "A" Street from "R-4" Two Family District to "PD-R" Planned District – Residential. The property is located on the south side of "A" Street and is bordered by an alley on the south perimeter of the property.

The applicant proposes to remove two (2) existing accessory structures in the rear yard bordering the east and south property lines to allow construction of one (1) new dwelling unit in the rear yard. The new structure will be approximately 432 square feet and be located over 60 feet back from the front (North) property line, 5 to 15 feet back from the east and west side property lines, and 25 feet from the rear (south) property line. The structure will not exceed a height of 35 feet.

The applicant proposes to provide a new three (3) car concrete parking area at the south perimeter of the property adjacent to the alley. The City's Zoning Ordinance would typically require four (4) off-street parking spaces for this proposed use. Staff believes the proposed parking will be sufficient. On-street parking is allowed along one side of "A" Street.

The parking area will be linked to both the new and existing structures by a new concrete walk centrally located in the rear yard. The proposal also includes the construction of a new wood frame fence around the rear yard area.

No dumpster is proposed for the site and trash collection will be collected using standard City of Little Rock garbage collection.

There is no signage proposed for the development.

Any site lighting must be low-level and directed away from the adjacent properties.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge no outstanding issues. The applicant is requesting no variances with the proposed PD-R zoning.

Staff is supportive of the proposed PD-R zoning to allow three (3) residential units on the subject property. Staff views the request as reasonable. The proposed use of the property for three (3) residential units will be only minor increase in the current duplex zoning allowance for the property. There are other multi-unit residential properties in the general area. Staff believes the proposed third

residential unit on the property will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-R zoning, subject to compliance with the comments and conditionals outlined in paragraph E, and the staff analysis, of the agenda and staff report.

PLANNING COMMISSION ACTION:

(FEBRUARY 10, 2022)

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 10 ayes, 0 nays and 1 open position.