

FILE NO.: Z-6883-D

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NAME: 5212 'I' Street Revised Short-form PD-R

LOCATION: Located at 5212 'I' Street

DEVELOPER:

Paul Page Dwellings, LLC  
324 East 15<sup>th</sup> Street  
Little Rock, AR 72202

SURVEYOR:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.25 acres                      NUMBER OF LOTS: 1                      FT. NEW STREET: 0 LF

CURRENT ZONING:                      PD-R

ALLOWED USES:                      Single-family

PROPOSED ZONING:                      PD-R

PROPOSED USE:                      Single-family with a floor area ratio in excess of the Hillcrest DOD

VARIANCE/WAIVERS:                      None requested.

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BACKGROUND:

On August 3, 2000, the Little Rock Planning Commission approved a request to rezone the site from R-2, Single-family and R-4, Two-family to PD-R to allow a single-family residence located at 5212 'I' Street to be removed and a new four-plex constructed in its location. A parking area located to the rear of the site was to be upgraded with new paving. The parking was located behind the six-unit apartment building and contained 16-parking spaces which were accessed from 'J' Street. Four (4) garage parking spaces were located on-site with the six-unit apartment development.

The Board of Directors adopted Ordinance No. 18,379 on October 17, 2000, allowing the rezoning the site to PD-R. A Future Land Use Plan amendment was also filed to change the site from Single Family and Low Density Residential to Multi Family. This application request was denied by the Planning Commission at their January 8, 2009, public hearing and was not appealed to the Board of Directors. The 4-plex was not constructed.

Ordinance No. 20,072 adopted by the Little Rock Board of Directors on February 3, 2009, allowed a revision to the previously approved PRD to allow the creation two (2) lots and the construction of a single-family home on each of the lots. The site plan approved allowed for buildable areas for the proposed lots. The site plan indicated the new homes would closely match the design criteria of the Hillcrests Design Overlay District. The lots were proposed approximately 44-feet by 85-feet for a total lot area of 3,740 square feet. The front yard setback approved allowed a 20-foot front yard setback, a 25-foot rear yard setback and a 5-foot side yard setback with a building envelope of 40-feet by 34-feet or 1,360 square feet. The total height, total lot coverage, the floor area ratio were to comply with the Hillcrest DOD requirements at the time of building permit. There was no change to the developed site located on 'J' Street proposed. This development did not occur.

Ordinance No. 20,928 adopted by the Little Rock Board of Directors on September 2, 2014, allowed a revision to the site plan for the home located on 'I' Street. The lot has approximately 88-feet of frontage on 'I' Street and is 72-feet deep along the eastern perimeter and 91-feet deep along the western perimeter. The lot contains approximately 6,358 square feet. The approved site plan indicated a building envelope of 3,142 square feet. The front yard setback was approved at 10-feet. The side yards were approved with a 5-foot setback and the rear yard was approved with a 13.6-foot setback along the eastern perimeter flaring to 23.6-feet along the western perimeter. The applicant indicated the home would comply with the minimum standards of the Hillcrest DOD with the exception of the front yard setback.

No change was proposed to the developed site located on 'J' Street.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing a revision to the previously approved PD-R to allow an increase in the allowable floor area ratio for the new home. The site plan as originally presented included the construction of a carport for the home. The homeowner now wished to enclose the carport and construct a garage instead. Once the carport becomes enclosed the square footage of the DOD is calculated differently and now the floor area of the home exceeds the 50-percent allowed per the DOD.

The property is located within the Hillcrest Design Overlay District. The Hillcrest Design Overlay District has specific development criteria related to setbacks, lot coverage, floor area ratio and maximum building height. The ordinance states

property, if for any reason, that cannot be developed without violating the standards of the DOD shall be reviewed through the planned zoning district section of the zoning ordinance, with the intent to devise a workable development plan which is consistent with the purpose and intent of the overly ordinance.

B. EXISTING CONDITIONS:

The home is currently under construction on 'I' Street. Behind the home on 'J' Street there is a four-unit apartment building and a six-unit apartment building. There are single-family homes located to the east, west and south across 'I' Street and north across 'J' Street. A number of the residential structures in this area contain more than one dwelling unit but the area along 'I' Street appears to be single-family. Mount St. Mary's School is located to the east across Kavanaugh Boulevard and Holy Souls School is located to the west across Harrison Street.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the Hillcrest Residents Neighborhood Association were notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (January 7, 2015)

The applicant as not present. Staff presented an overview of the item stating the site was located within the Hillcrest DOD and when the original approval was made the applicant had indicated the new home would comply with the floor area ratio and the lot coverage per the DOD. Staff stated the original site plan indicated a carport. Staff stated during the design process the homeowner decided they preferred a garage which increased the floor area ratio over the allowable limit per the DOD. Staff stated the footprint of the home was not changing only the placement of a garage instead of a carport.

There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

E. ANALYSIS:

There were no outstanding technical issues in need of addressing raised at the January 7, 2015, Subdivision Committee meeting. The applicant is requesting to amend the previously approved PD-R to allow an increase in the allowable floor area ratio for the new home. The total square footage of the first floor is 1,548 and 1,277 is located on the second floor. The house contains a total of 2,825 square feet with an additional 520 square feet within an enclosed garage (3,345 square feet to be calculated to determine the floor area ratio). The attic will contain 200 square feet of storage space, which is calculated at 50-percent when determining floor area ratio.

The lot contains 6,362 square feet. Based on calculations per the Hillcrest DOD the site would allow a home with a floor area ratio of 3,181 square feet (50% of the lot area). The total floor area as calculated by the Hillcrest DOD including the heated and cooled space, the storage area and the attached garage is 3,445 square feet. This results in a floor area ratio of 52.6 percent.

Staff is supportive of the request. The building envelope will not change. The homeowner has determined a garage is more pleasing with the new construction rather than a carport as was previously approved. All other aspects of the new home will comply with the minimum standards of the DOD.

F. STAFF RECOMMENDATION:

Staff recommends approval of the request to allow an increase in the allowable floor area for the proposed new home.

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PLANNING COMMISSION ACTION:

(JANUARY 29, 2015)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to allow an increase in the allowable floor area for the proposed new home.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 10 ayes, 0 noes, 0 absent and 1 open position.