

FILE NO.: Z-9194

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NAME: Moody Long-form PD-R

LOCATION: Located at 10 Thomas Park Circle

DEVELOPER:

Moody Residence  
c/o Carolyn Lindsey - Yeary II Lindsey Architects  
3416 Old Cantrell Road  
Little Rock, AR 72202

SURVEYOR:

Brooks Surveying, Inc.  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 7.82 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 1 – River Mountain

CENSUS TRACT: 42.05

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Single-family, allow 3-living units on the property - the primary residence, the pool house and stable/loft

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The PD-R applicant is requested to address having two (2) separate living units in addition to the main house located in an R-2, Single-family Zoning District. The 7.82-acre West Little Rock site, located outside the City limits at the time of construction, contained the main house, the garage and the stables, which at the time of construction included a living quarters with a kitchen. This property was later annexed into the Little Rock city limits. After Mr. Moody, the current owner,

purchased the property, he added a guest/pool house which includes a kitchen and an outdoor kitchen.

The stables have fallen into disrepair and therefore are in need of rebuilding. With the reconstruction the stables will include space for two (2) horses and a living quarter along with a kitchen similar to the original stable construction.

The stables are not currently on a separate meter and the owner does not intend to separate the utilities from those of the main house. The owner plans to have a member of his family live at the stable and take care of the horses while she attends UALR. Afterwards, the owner may rent the living quarters to someone that would continue to look after the horses and the property. The owner intends to occupy the main house continually.

Future construction on the site may include landscape and architectural features which may include an outdoor fireplace, retaining walls associated with landscape features, gazebos and trellises etc. Any construction of additional barns and/or sheds will be reviewed via a revision to the PD-R zoning.

B. EXISTING CONDITIONS:

The site contains a single-family home located on acreage. There are several outbuildings including a pool house and a stable located on the property. The area is predominately detached single-family homes also located on acreage. To the north of the property is the Little Maumelle River, single-family homes located on acreage and a property zoned PD-R which was zoned to allowed the construction of outbuildings without the placement of a primary residence. The Tulley Cove Subdivision is located to the west of this site which has developed with homes on two plus (2+) acres.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Pinnacle Valley Neighborhood Association and the Tulley Cove Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer service is available to this site. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. It appears that service is already being provided to the structures on this property. Power lines (both overhead and underground) currently exist on the south side of this property. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No objection. 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 comment received.

County Planning: No comment.

Rock Region Metro: Location is served by METRO on route 25, Pinnacle Express. We have no objections from a transit perspective to this proposal.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in River Mountain Planning District. The Land Use Plan shows Residential Low (RL) for this property. The Residential Low category provides for single family homes at densities not to exceed 6-units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6-units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PDR (Planned Development Residential) to allow the three (3) structures with kitchen facilities in each of the structures (main house, pool house and stable) to be located on one (1) parcel of land.

Master Street Plan: To the south-east of the property is Thomas Park Circle and it is a Local Street on 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. This street 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: (January 11, 2017)

Ms. Carolyn Lindsey was present representing the application. Staff stated there were few outstanding technical issues with the request. Staff noted the applicant had indicated there would not be separate meters for the units.

There were no Public Works comments. Rock Region Metro indicated there was no objection to allowing the project as proposed.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues in need of addressing via a revised site plan from issues raised at the January 11, 2107, Subdivision Committee meeting. The applicant is proposing a rezoning of the site from R-2, Single-family to PD-R, Planned Development Residential, to address having two (2) separate living units in addition to the main house on this 7.82-acre parcel. Currently there is a living quarters with kitchen facilities within an existing stable and a pool house which also contains a living quarters and kitchen facilities.

The stables, with the living quarters including a kitchen facility, are proposed to be reconstructed in a similar footprint to the existing structure. With the reconstruction the stables will include space for two (2) horses and continue to have the living quarters along with a kitchen similar to the original stable construction.

Future construction on the site may include landscape and architectural features which may include an outdoor fireplace, retaining walls associated with landscape features, gazebos and trellises etc. Any construction of additional barns and/or sheds will be reviewed via a revision to the PD-R zoning.

Staff is supportive of the applicant's request. The applicant is seeking approval of the PD-R, Planned Development Residential, to allow the property to contain three (3) residences as defined by the zoning ordinance. There will not be separate meters associated with the units. The owner will occupy the main house and the pool house will be used as a guest suite. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning to PD-R to allow the reconstruction of the stable as proposed is appropriate.

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.

PLANNING COMMISSION ACTION:

(FEBRUARY 2, 2017)

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.