

FILE NO.: Z-9597

NAME: Peer – POD

LOCATION: 1850 S. Ringo Street
(southwest corner of S. Ringo Street and Wright Avenue)

DEVELOPER:

RB Group, Inc.
P.O. Box 1994
Bentonville, AR

OWNER/AUTHORIZED AGENT:

Wilbur Peer – Owner/Applicant

SURVEYOR/ENGINEER:

Phillip Lewis Engineering
P.O. Box 17307
Little Rock, AR 72222

AREA: 0.17 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 CENSUS TRACT: 47

CURRENT ZONING: R-4

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the property from "R-4" Two-Family District to "POD" Planned Office District. The rezoning is proposed to allow a small office/residential development.

B. EXISTING CONDITIONS:

In the past the property has been occupied by a small garden space with a sign welcoming persons to the Dunbar School/Neighborhood District. There is a paved alley located along the west (rear) property line.

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. All driveways shall be concrete aprons per City Ordinance.
2. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk.
3. Provide sidewalk ramps for the disabled within the public right-of-way at the intersection of Ringo St. and Wright Ave to eliminate steps in the sidewalk. The maximum slope of ramps is 1:12 with 1:10 side slopes. A five foot landing area must be installed at the top of the ramp. Slope cannot exceed 2% in either direction. Ramps must be constructed per Public Works Standard Detail PW-50.
4. Obtain permits prior to doing any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Traffic Engineering at (501) 379-1805 (Travis Herbner) for more information.
5. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Planning and Development for more information.
6. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
7. The alley should be overlaid from Wright Ave to the south property line of the lot.
8. Wright Avenue is classified on the Master Street Plan as an arterial street with a special design standard. Dedication of right-of-way to 30 feet from centerline is required. Dedication must be provided to City of Little Rock prior to the issuance of a certificate of occupancy. Label the right-of-way dimensions on lot survey.
9. Due to the proposed use of the property, the Master Street Plan specifies that Ringo Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 ft. from centerline. Label the right-of-way dimension on lot survey.

10. A 20 ft. radial dedication of right-of-way or dedication of right-of-way sufficient for installation of required improvements is required at the intersection of Wright Ave and Ringo Street. Dedication must be provided to City of Little Rock prior to the issuance of a certificate of occupancy.
11. The radius of the Ringo Street driveway cannot extend beyond the projection of the side property line to the street curb.

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: No comments received.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading.** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments

of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are **more than 30 dwelling units** on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved **automatic sprinkler system** in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the city, section 15-81.

Screening requirements will need to be met adjacent to the south residential zoned property.

3. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. A twenty-five (25) percent reduction of the landscape provisions can be taken for developments within mature areas. In these areas it is allowable for perimeter planting strips

to be a minimum of six (6) feet nine (9) inches wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.

The south perimeter planting strip is deficient.

4. Screening requirements will need to be met for the vehicular use areas adjacent to street rights-of-way. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
5. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
6. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the Central City Planning 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 change R-4 (Two Family District) to POD (Planned Office Development) District to allow for the development of a two-story structure with office on the first level and two apartments on the second level.

The Land Use Plan shows Residential Low Density (RL) to the south, east, and west. Public Institutional (PI) use is shown to the north, across Wright Avenue. 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 an established single-family neighborhood with single-family houses and duplexes. To the southeast across Ringo Street, the block does have several vacant parcels. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. This land north of Wright Avenue is the location of Dunbar Middle School and Williams Library.

Master Street Plan: To the north is Wright Avenue and it is a Minor Arterial on the Master Street Plan. To the east is Ringo Street, which is a Local Street on the

Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Wright Avenue since it is a Minor Arterial. 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 is a Class II Bike Route shown on Wright Avenue. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. ANALYSIS:

The applicant proposes to rezone the 0.17 acre property located at 1850 S. Ringo Street from "R-4" Two-Family District to "POD" Planned Office District. The property is located at the southwest corner of S. Ringo Street and Wright Avenue. The property is currently undeveloped. A paved alley is located along the rear (west) property line. The property is comprised of one (1) platted lot.

The applicant proposes to construct a two-story building near the center of the lot. The building will be 40 feet by 40 feet in area. The first floor will include two (2) 20 foot by 40 foot lease spaces. The second floor will consist of two (2) residential apartment units.

The proposed building height will be 21 feet to the eave. The overall height will not exceed 35 feet. The underlying R-4 zoning allows a maximum building height of 35 feet.

The applicant proposes the first floor units to be occupied by permitted "O-1" Quiet Office District uses. The hours of operation will be from 8:00 a.m. to 5:00 p.m., Monday through Friday. The second floor will be occupied by two (2) residential apartment units.

The applicant proposes a driveway from S. Ringo Street at the southeast corner of the site. This driveway will access three (3) parking spaces on the east side of the building which will serve the two (2) apartment units. A second driveway is proposed from the alley right-of-way at the northwest corner of the lot. This driveway will access four (4) parking spaces on the west side of the building which will serve the first floor office uses. The proposed parking will comply with typical ordinance standards and should be sufficient to serve the proposed use.

A dumpster area will be located at the southwest corner of the site, and will be accessed from the alley right-of-way. The applicant notes that the dumpster area will be screened as per ordinance requirements.

Any signage placed on the site must comply with Section 36-553 of the City's Zoning Ordinance (signs allowed in office zones).

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

The applicant proposes to construct a six (6) foot high wood screening fence along the south property line where adjacent to residential use.

The applicant notes that the proposed development will comply with the City's Landscape and Buffer Ordinances.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed POD rezoning.

Staff is supportive of the requested POD zoning to allow a small mixed office/residential development. Staff views the request as reasonable. Office and commercial uses and zoning are located to the east along the south side of Wright Avenue and two (2) to three (3) blocks to the west on both sides of the street. Staff believes the proposed development will be compatible with the other uses in this area and should prove to be a quality in-fill type development across from the Dunbar Middle School campus. Staff believes the proposed POD zoning will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested POD zoning, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(JULY 8, 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 8 ayes, 0 nays, 2 absent and 1 open position.