

FILE NO.: Z-9465

NAME: AJ Williams Short-form PD-R

LOCATION: 1804 Rice Street

DEVELOPER:

Antoine J. Williams
1603 West 21st Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Antoine J. Williams/Owner

SURVEYOR/ENGINEER:

Brooks Surveying, Inc./Surveyor

AREA: 7,500 sq. feet NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 CENSUS TRACT: 45

CURRENT ZONING: R-3, Single-family residential

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R, Planned Development-Residential

PROPOSED USE: Multi-family residential/Triplex

VARIANCE/WAIVERS: None.

BACKGROUND:

The applicant submits this request to bring an existing triplex located within a two-story residential structure into zoning conformance. The applicant intends to make improvements to the property.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The current zoning of the property is for single-family and the applicant wishes to have the property officially recognized in conformity with the zoning as a triplex. The rezoning will allow for the applicant to make improvements to enhance the community and add a sense of pride to the residence. The proposed improvements will create a more comfortable environment for residents to call their home.

B. EXISTING CONDITIONS:

1. The site is developed with a two-story residential structure. At some point in time the building was converted to a triplex.
2. To the north is an undeveloped lot.
3. Residential uses are located on the other abutting parcels.
4. Within the vicinity of the property are some properties zoned for R-4, Two-family use, particularly to the east.
5. Residential uses are predominant in the area.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comments from area property owners or neighborhood associations. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site, as well as the Wright Avenue and Central High neighborhood associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. At time of building permit, repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy. The sidewalk adjacent to the subject property is severely cracked and damaged due to vehicular traffic.
2. Provide proposed parking plan. At the south driveway apron, the parking pad is uncontained gravel and grass.

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

Little Rock Water Reclamation Authority: Sewer Available to this site.

Entergy:

Entergy does not object to this proposal. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to

discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

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.

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.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access

road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

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 Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code:

Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.org or
Steve Crain at 501-371-4875; scrain@littlerock.gov

Landscape: No comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comment.

Planning Division: The request is in the Central City Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. Residential Low Density 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 an area from R-3 (Single Family District) to PRD (Planned Residential Development) District to recognize an existing a triplex on the site.

Master Street Plan: To the east is Rice Street and it is a Local Street on the Master Street Plan. 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". 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.

H. SUBDIVISION COMMITTEE COMMENT: October 30, 2019

The applicant was present. Staff presented the item to the committee.

Planning staff inquired if the property was currently occupied, if the application for zoning compliance was related to obtain financing for the property, and if the application was a response to any zoning violations or citations.

Public Works noted at the time of building permit, any curbs or gutters, sidewalks or ramps not in compliance with ADA recommendations in the public right-of-way would need to be repaired or replaced. It was pointed out specifically the sidewalk adjacent to the property is severely cracked and damaged due to vehicular traffic. A parking plan was also requested.

The applicant was informed responses were to be received by November 7, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

In response to the Subdivision Committee comments, the applicant indicated the property is currently occupied, the zoning compliance is a requirement from a

potential lender to receive financing, and the request is not due to a zoning violation or citation.

The applicant also provided a proposed parking plan. Three off-street spaces would be provided at the front of the property. One space would be located to the south of the sidewalk between the structure and the sidewalk parallel to Rice Street and two spaces would be located to the north of that sidewalk.

Staff is supportive of the request as it would bring the property into conformance, is not out of character with the area or overburdensome to the existing infrastructure.

All technical issues appear to be addressed.

J. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(NOVEMBER 21, 2019)

The applicant was present. There were no registered objectors present. 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 noes, and 1 absent.