

FILE NO.: Z-9076

NAME: Stewart-Autunes-Austin Short-form PD-R

LOCATION: Located at 1421 South Cumberland Street Units A and B

DEVELOPER:

Tony Curtis
1221 S. Louisiana Street
Little Rock, AR 72202

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.16 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

CURRENT ZONING: R-4, Two-family district

ALLOWED USES: One and two family

PROPOSED ZONING: PD-R

PROPOSED USE: Create an individual lot for each of the units

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The site was developed as a two (2) unit 'duplex' and was sold as the Arbors at Cumberland Townhome Condominium Horizontal Property Regime Units A and B. The applicant is now requesting to rezone the site to Planned Development Residential to create a plat for the two (2) units and allow the units to be sold as single-family attached. Each of the units will own a lot 25-feet by 140-feet. Access to the parking pad is via an alley located along the eastern property line. No other modifications or additions are proposed for the site.

B. EXISTING CONDITIONS:

The property contains a duplex which was built in 2008. The units were originally sold as condominiums under a horizontal property regime. The area contains a mixture of uses including single-family, a nursing home and loft apartments. To the east of the site are single-family detached homes. To the west is a nursing home and the Lofts at SOMA.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area property owners. All property owners located within 200 feet of the site were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A 20 foot radial dedication of right-of-way is required at the intersection of Cumberland Street and East 15th Street.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer service need to be separated if currently together. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. Electrical service is already being provided to the structure. Contact Entergy should the service requirements change due to this proposal.

CenterPoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: The area is currently served by METRO on the Route 2. We have no objection to the use of this building for its current use.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the Central City Planning District. The Land Use Plan shows Residential Medium Density (RM) for this property. The Residential Medium Density category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The applicant has applied for a rezoning from R-4, Low Density Residential District to PDR (Planned Development Residential District) to allow the creation of separate lots for the existing units located on the site.

Master Street Plan: Cumberland Street 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. These streets 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: (September 16, 2015)

The applicant was not present. Staff presented the item stating there were no outstanding technical issues associated with the request in need of addressing via a revised site plan. Staff stated the request was to rezone the property to Planned Development Residential to allow the creation of lots to allow the units to be sold as single-family attached. 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 raised at the September 16, 2015, Subdivision Committee meeting. The applicant is requesting to rezone the site to Planned Development Residential from R-4, Two-family district to allow the units located on this parcel to be sold as single-family attached. The applicant has stated under the land use of condo/townhouse it is difficult to sell a unit to potential buyers given the lending rules today. With the approval of the Planned Development and the creation of lots this will allow buyers to purchase the homes in a subdivision without the 24 rules and regulations that apply to condo/townhome purchases.

The site was developed as a two (2) unit 'duplex' and was sold as the Arbors at Cumberland Townhome Condominium Horizontal Property Regime Units A and B. The plat for the two (2) units allows each of the units to be located on a lot 25-foot by 140-foot lot containing 3,500 square feet of land area. Access to the parking pad is via an alley located along the eastern property line. No other modifications or additions are proposed for the site.

Staff is supportive of the applicant's request. The proposed rezoning will allow for the existing structure to be located on individual lots. The lots as proposed are substandard to meet any minimum requirements of various City ordinances. Staff does not feel the creation of the lots as proposed to allow the sale of the units as single-family attached will adversely impact the development or the area.

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:

(OCTOBER 8, 2015)

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 9 ayes, 0 noes and 2 absent.