

FILE NO.: Z-9258

NAME: H-D-T, LLC Short-form PD-R

LOCATION: Located at 1018 and 1022 Lewis Street

DEVELOPER:

H-D-T, LLC
P.O. Box 55524
Little Rock, AR 72205

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.14 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 9

CENSUS TRACT: 18

CURRENT ZONING: R-3, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Allow the creation of individual lots for the two (2) existing homes

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone the property from R-3, Single-family to PD-R, Planned Development Residential, to create a plat/plan for the two (2) existing homes located on the property. The lots were originally platted as north/south lots but have developed fronting Lewis Street (east/west). The lots have 138-feet of frontage along Lewis Street and 86.66 feet of frontage along West 11th Street.

The new Lot 1 is proposed with 68.02-feet of frontage on Lewis Street and a depth of 86.71 feet. Proposed Lot 2 is indicated with 69.98 feet of frontage along Lewis Street and a depth of 86.66 feet. The lot area proposed for Lot 1 is 5,898 square feet. The lot area for proposed Lot 2 is 6,064 square feet.

The front setback for proposed Lot 1 is 18-feet. The front setback for proposed Lot 2 is 15-feet. There is an existing carport located on the newly created common property line which will remain. The property line is proposed through the carport structure with each lot owning a portion of the carport structure. The lots will share a common driveway from Lewis Street to the carport structure.

B. EXISTING CONDITIONS:

The area is predominately single-family with several new homes recently developed. There is a grocery store located across Lewis Street fronting on West 12th Street. There is a daycare center located across Lewis Street from this site. There are no sidewalks along West 11th Street. There are sidewalks along Lewis Street.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Forest Hills Neighborhood Association and the Hope Neighborhood Association 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 Lewis Street and West 11th Street.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Separate sewer service required for each lot. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. Service is already being provided to both of these properties. There do not appear to be any conflicts with existing electrical facilities. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this proposal proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No objections. 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.

F. Building Codes/Landscape:

Building Code: No comment.

Landscape: No comment.

G. Transportation/Planning:

Rock Region Metro: Location is served by METRO on route 3 Baptist Hospital, a high ridership route. Provide missing sidewalk along 11th Street and improve existing sidewalk to provide access to the transit route.

Planning Division: This request is located in I-630 Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density category provides for single family homes at densities not to exceed six (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 six (6) units per acre. The applicant has applied for a rezoning from R-3 (Single-Family District) to PD-R (Planned Development Residential) to allow a lot to be split with one (1) house on each resulting lot.

Master Street Plan: West 11th Street and Lewis Street are both shown as a Local Streets 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. 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.

H. SUBDIVISION COMMITTEE COMMENT: (September 20, 2017)

The applicant was present. Staff presented an overview of the item indicating there were few outstanding technical issues associated with the request. Staff stated the request was to allow the lots to be reconfigured to allow each of the homes to sit on an individual lot.

Public Works comments were addressed. Staff stated a radial dedication was required at the intersection of the two (2) streets.

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.

I. ANALYSIS:

There were no items raised at the September 20, 2017, Subdivision Committee meeting which required the applicant to submit a revised site plan. The applicant has indicated at the time of final platting a radial dedication of right of way will be provided at the intersection of the two (2) abutting streets.

The request is to rezone the property from R-3, Single-family to PD-R, Planned Development Residential, to create a replat for two (2) existing homes located on the property. The lots were originally platted as north/south lots but the homes have developed fronting Lewis Street (east/west). The lots have 138-feet of frontage along Lewis Street and 86.66 feet of frontage along West 11th Street.

The new Lot 1 is proposed with 68.02-feet of frontage on Lewis Street and a depth of 86.71 feet. Proposed Lot 2 is indicated with 69.98 feet of frontage along Lewis Street and a depth of 86.66 feet. The lot area proposed for Lot 1 is 5,898 square feet. The lot area for proposed Lot 2 is 6,064 square feet.

The front setback for proposed Lot 1 is 18-feet. The front setback for proposed Lot 2 is 15-feet. There is an existing carport located on the newly created common property line which will remain. The property line is proposed through the carport structure with each lot owning a portion of the carport structure. The lots will share a common driveway from Lewis Street to the carport structure.

The applicant has indicated within the Bill of Assurance which will be filed with the replat provisions will be included to ensure a common agreement concerning the carport structure and the future maintenance. In addition the plat will include a shared access driveway from Lewis Street. The Bill of assurance will also address maintenance of the shared driveway.

Staff is supportive of the applicant's request. The applicant is seeking a replat to allow each of the homes to sit on an individual lot. The applicant has indicated it is difficult to sell the homes as currently platted and feels the replat will allow each of the homes to sit on a lot to be sold as individual units. To staff's knowledge there are no remaining outstanding technical issues in need of addressing related to the proposed replat. Staff feels the replat as proposed is appropriate.

J. 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 12, 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 9 ayes, 0 noes and 2 absent.