

FILE NO.: Z-567-A

NAME: Rezoning from I-2 to R-4

LOCATION: 1800 East 3rd Street

DEVELOPER:

Loblolly Development LLC
130 Bridgewater Point
Hot Springs, AR 71913

OWNER/AUTHORIZED AGENT:

David R. Thompson

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street
Hensley, AR 72065

AREA: 0.22 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 6

CENSUS TRACT: 2

CURRENT ZONING: I-2

VARIANCE/WAIVERS:

1. None requested.
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BACKGROUND:

The property located at 1800 East 3rd Street was rezoned from R-4 to I-2 in 1962, by Ordinance No. 11,264. The property is comprised of two (2) legal lots of record; the south half of Lots 13 and 14, Block "B", Fletcher and Clark Addition.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.22 acre property from "I-2" Light Industrial District to "R-4" Two-Family District. The rezoning is proposed in order to construct one (1) duplex structure on each lot.

B. EXISTING CONDITIONS:

The property is undeveloped and grass-covered. There are a few small trees within the front (south) portion of the property.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and the East Little Rock and Hanger Hill Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS:

No comment.

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

Little Rock Water Reclamation Authority:

Sewer is available but 15' deep in 3rd St. Separate services required for each lot if new service is required.

Entergy: No comments received.

CenterPoint Energy: No Comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

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.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2012 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2012 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

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 comments received.

County Planning: No Comments.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No Comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division: The request is in the East Little Rock Planning District. The Land Use Plan shows Residential Medium Density (RM) for the requested area. 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 application is to change the property from I-2 (Light Industrial District) to R-4 (Two Family District) to allow for future development of the site.

Surrounding the application area, the Land Use Plan shows Residential Medium Density (RM) to the south, east and west. There is an area of Park/Open Space (PK/OS) then Mixed Use (MX) to the north. 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 Park/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. In this case the levee along the Arkansas River. The Mixed Use category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

Master Street Plan: To the south is 3rd Street which 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". 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. ANALYSIS:

Loblolly Development, LLC, owner of the 0.22 acre property located at 1800 East 3rd Street, is requesting that the property be rezoned from "I-2" Light Industrial District to "R-4" Two-Family District. The rezoning is proposed to allow construction of two (2) duplex structures. The property is comprised of two (2) legal lots of record; the south half of Lots 13 and 14, Block "B", Fletcher and Clark Addition. The property is currently undeveloped.

The property is located in an area of mixed uses and zoning. The property to the east and north is zoned PCD and is part of the Rock City Marina and Yacht Club development, a mixed use development. Two (2) churches are located within the block to the southwest across East 3rd Street. There is a scattering of single family homes to the south. Undeveloped R-4 zoned property is located to the west.

The City's Future Land Use Plan designates this property as "RM" Residential Medium Density. The requested R-4 zoning does not require a plan amendment.

Staff is supportive of the requested R-4 zoning. Staff views the request as reasonable. The proposed R-4 zoning is consistent with the future plan designation of Residential Medium Density. The adjacent properties to the west, southeast and southwest are currently zoned R-4. Therefore, the proposed R-4 zoning will represent a continuance of the established zoning pattern in this overall area. Staff believes rezoning this property to R-4 will have no adverse impact on the adjacent properties or the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.

PLANNING COMMISSION ACTION:

(SEPTEMBER 24, 2020)

The applicant was not present. There were no persons present registered in support or opposition. Staff informed the Commission that the applicant failed to send the required notifications to surrounding property owners. Staff recommended this application be deferred to the October 29, 2020 Agenda. The item was placed on the Consent Agenda and deferred as recommended by staff. The vote was 9 ayes, 0 nays and 2 absent.

PLANNING COMMISSION ACTION:

(OCTOBER 29, 2020)

The applicant was not 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. The vote was 11 ayes, 0 nays and 0 absent.