

FILE NO.: Z-9393

NAME: 2318 Blackwood Short-form PD-R

LOCATION: 2318 Blackwood Road

DEVELOPER:

National Property Holdings, LLC
P. O. Box 17386
Little Rock, AR 72222

OWNER/AUTHORIZED AGENT:

National Property Holds, LLC, owner and agent

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.16 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 3

CENSUS TRACT: 49

CURRENT ZONING:

R-4

ALLOWED USES:

Two-family residential

PROPOSED ZONING:

PD-R, planned development residential district

PROPOSED USE:

Four-plex; two units up and two units down

VARIANCE/WAIVERS:

1. Continued allowable use of on-street parking.

BACKGROUND:

The property is occupied by a two-story, brick and frame residential structure, constructed circa 1960. Due to the slope of the property, the upper level is at street grade. The upper level contains 1,500 square feet and is occupied by a duplex. The lower level contains

1,250 square feet and is currently unoccupied. The applicant states the lower level was, at one time, finished out and occupied by two additional apartments, making the structure a four-plex. A 10-foot driveway access easement provides access to the rear of the lot from Hawthorne, across the lot to the north.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting approval of a PD-R zoning to allow for conversion of the existing structure into a four-plex with two units upstairs and two units downstairs. Access to the lower units will be from the rear of the structure. Parking for 4-5 vehicles is proposed to be constructed at the rear of the property, taking access off of the driveway easement.

B. EXISTING CONDITIONS:

The property is occupied by a two-story, brick and frame residential structure. It appears that the structures to the north and south are also four-plexes. Duplexes are located across the street to the east. Single family homes are located to the west. Other uses in the area include a small strip center and other buildings on C-3 zoned property at Hawthorne and Durwood as well as a church.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site. There is no contact registered with the city for the Kingwood Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. With the proposed use and access to parking, the driveway easement should be constructed with a concrete driveway apron and paved from Hawthorne St. to the parking area.
2. The final plat for the subdivision does not show the driveway easement. Provide proof of driveway easement.
3. Two (2) driveways with concrete aprons should be installed off Blackwood Road as provided on the 4-plex property to the south.

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

Little Rock Water Reclamation Authority: Sewer Available to this site. Separate service line to main required for each 2 living units. Capacity Fee Analysis required.

Entergy: Entergy does not object to this proposal. Electrical service is already provided to the structure on this property from the rear of the property. Contact

Entergy in advance to discuss changes to electrical service requirements, extensions, or adjustments to existing facilities – if any as this proposal proceeds.

Centerpoint Energy: No comments received.

AT&T: No comment received.

Central Arkansas Water: No comments received.

Fire Department:

Full plan review

County Planning: No comments 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 are 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

NOTE: Fire Sprinkler and Fire Alarm are required in all multi-family occupancies with 3 units or more. Fire Separation is required between all units both vertically and horizontally.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments.

Planning Division: This request is located in West Little Rock 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 (Two Family District) to PD-R (Planned Development Residential) to convert building into a four-plex, 2 units upstairs and 2 units downstairs.

Master Street Plan: East of the property is Blackwood Road and it is shown as a Local 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. SUBDIVISION COMMITTEE COMMENT: (February 20, 2019)

The applicant was present. Staff presented the item and noted little additional information was needed. The applicant was asked to provide the square footage and number of bedrooms per unit. Staff noted the addition of new parking at the rear of the lot. Staff noted they were determining if it would be better to allow continued use of on-street parking for the upper units or to suggest that off-street driveways be constructed.

Public Works comments were discussed. Staff stated the driveway easement should be paved from the parking lot north to Hawthorne Street.

Comments from the other reviewing agencies and departments were noted.

The applicant was advised to respond to staff issues by February 27, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant is requesting approval of PD-R zoning to allow for conversion of this existing duplex into a four-plex. The building currently has two units in the upper floor which is accessed from Blackwood Road at the front of the property. The applicant proposes to put two units in the lower floor which is accessed from the rear of the property. Each of the upper units contains 750 square feet with two bedrooms and one bath. The lower units will contain 625 square feet with one bedroom and one bath. The applicant states the structure was at one time a four-plex but the lower units fell into disuse.

A gravel parking lot for 4-5 vehicles is proposed to be located at the rear of the property, taking access off of a cross access easement from Hawthorne Road to the north. The applicant has agreed to pave the access easement driveway from his gravel parking lot north to Hawthorne Road. Parking for the upper units is currently located on the street. Parking has functioned in this manner since the structure was built in 1960. Staff has reviewed the issue and staff supports allowing the continued use of on-street parking. Parking is being provided for the new, lower level units.

To staff's knowledge there are no outstanding issues. Staff believes the proposed four-plex is compatible with uses in the area.

J. STAFF RECOMMENDATION:

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

Staff recommends approval of the gravel parking subject to the gravel being contained in some manner and maintained so as not to create dust, mud, silt or standing water.

PLANNING COMMISSION ACTION:

(MARCH 14, 2019)

The applicant was present. There was one objector present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. The applicant deferred to allow the opposition to speak first.

Scott Shackelford, of 133 Noyant Drive, spoke in opposition. He stated he owned properties on Blackwood, north of Hawthorne. He stated he did not think there were other four-plexes in the area with the possible exception of the property at the southwest corner of Blackwood and Hawthorne. He voices concerns about parking in the area and made note of some commercial properties and a church located to the east, along Durwood. He said some of those uses took up available on-street parking.

The applicant addressed the commission and stated he was putting in parking at the rear of his property under this application. In response to a question from Commissioner May, the applicant stated he would have 4 on-site parking spaces at the rear of the property and on-street parking at the front.

A motion was made to approve the application, including all staff comments and conditions. The motion was approved by a vote of 10 ayes, 0 noes and 1 absent.