

FILE NO.: Z-9551

NAME: Arium Development, LLC – PRD

LOCATION: 2204 West 10th Street

DEVELOPER:

Arium Development, LLC
Tanner Worley
1300 West 3rd Street
Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

Arium Development, LLC
1300 West 3rd Street
Little Rock, AR 72201

SURVEYOR/ENGINEER:

Holland Surveying, LLC

AREA: 0.34 acres NUMBER OF LOTS: 5 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 CENSUS TRACT: 45

CURRENT ZONING: R-3

VARIANCE/WAIVERS: None requested.

PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the 0.34 acre property located at 2204 West 10th Street from R-3 to PRD to allow for the construction of five (5) two-story residential homes, with lot sizes ranging from 0.06 to 0.10 acres.

A. EXISTING CONDITIONS:

The property is located on the north side of West 10th Street, just west of South Park Street. The subject lot currently has an unoccupied building which will be demolished by the applicant. There are several trees covering the property.

B. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and the Capitol Hill and Central High Neighborhood Associations were notified of the public hearing.

C. ENGINEERING COMMENTS:

1. A 20 feet radial dedication of right-of-way is required at the intersection of West 10th Street and Park Street.
2. 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.
3. Sidewalks with appropriate handicap ramps are required to be installed along Park St. in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan. Sidewalk exists to the north and south.
4. An access ramp conforming with CLR Standard Detail PW-52 should be installed at the intersection of 10th St and Park St that aligns with the existing sidewalk along 10th Street
5. If the lots have driveways, building setbacks of at least 20 ft. should be provided to prevent vehicles blocking the public right-of-way.
6. A grading permit in accordance with section 29-186 (c) & (d) will be required prior to any land clearing or grading activities at the site if more than 7 trees will be removed from the subdivision. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
7. Obtain permits prior to doing any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Traffic Engineering at (501) 379-1805 (Travis Herbner) for more information.
8. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
9. Contact the local USPS postmaster to determine if a mail kiosk will be required to be installed. If so, show the proposed location(s) of USPS cluster box units in conformance with USPS and City of Little Rock policy design standards.

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

Little Rock Water Reclamation Authority: Sewer Available to this Site. Separate Sewer Service required for each lot.

Entergy: No comments received.

CenterPoint Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

Parks and Recreation: No comments received.

County Planning: No comments received.

E. BUILDING CODES/LANDSCAPE:

Building Code: No comments.

Landscape: No Comments.

F. TRANSPORTATION/PLANNING:

Rock Region Metro: No Comments.

Planning Division: The request is in the Central City Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) 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 R-3 (Residential Single-Family District) to PRD (Planned Residential Development) District to allow the creation of five lots (each less than a tenth of an acre) on site. The resulting density if each parcel has one house would be over 10 units per acre.

The Land Use Plan shows Residential Low Density (RL) in all directions from the site. The Residential Low Density (RL) 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. An existing single-family subdivision is in this area with homes and vacant lots.

Master Street Plan: To the south is 10th Street and to the east is Park Street, both are 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”. 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.

G. ANALYSIS

The applicant proposes to rezone the 0.34 acre property located at the northwest corner of West 10th Street and Park Street from “R-3” Single Family District to “PRD” Planned Residential District. The rezoning is proposed to allow for the construction of five (5) single family residences. The property currently contains one (1) unoccupied structure which will be removed from the site. The property is comprised of the east 100 feet of Lots 7, 8 and 9, Block 10, Capitol Hill Extension Addition.

The applicant proposes to replat the property into the five (5) lots. Lots 9A through 9D will be between 26.71 and 26.98 feet wide and 100 feet deep. Lot 9E be 43.30 feet wide by 100 feet deep. A 1,300 square foot building area is shown for Lots 9A through 9D, with a 1,900 square foot building area proposed for Lot 9E. The proposed building setbacks are as follows:

- Front – 15 feet
- Rear – 20 feet
- Sides – 3 feet (Lots 9A – 9D)
3.5 feet/10 feet (Lot 9E)

The applicant notes that the heights of the proposed residences will not exceed 30 feet. Section 36-255 (c) of the City’s Zoning Ordinance allows a typical maximum building height of 35 feet.

The applicant also notes that the exteriors of the residences will be metal, vinyl board and batten, brick and/or Hardie board, with asphalt shingles. The pitch of the roofs will be no less than a 10/12 pitch.

The lots will have rear access by way of a driveway from West 10th Street. The driveway will be located within a 20 foot wide shared access easement. Each residence will have either a carport or garage at the rear of each structure. The applicant notes that there will be no accessory structures on any of the lots.

The applicant provided responses and additional information to issues raised during staff's review of the application. To staff's knowledge, there are two (2) outstanding issues associated with this application as follows:

1. Staff believes that Lots 9A – 9D are too narrow and that the total number of lots should be reduced to four (4), with lot widths being increased to 37 to 38 feet.
2. Staff believes that a "no access" easement along the front (east) property line of all lots should be part of the replat to prohibit multiple driveways from Park Street.

Staff is not supportive of the requested PRD rezoning to allow for the construction of five (5) single family residences, based on the issues noted above. Staff believes that the project is too dense, with lot widths of less than 30 feet. Staff could support a four (4) lot development with increased lot widths, and a commitment to having no driveways from Park Street. Staff will continue to work with the applicant in an effort to resolve these issues.

H. STAFF RECOMMENDATION:

Staff recommends denial of the requested PRD rezoning, as filed.

PLANNING COMMISSION ACTION:

(JANUARY 14, 2021)

The applicant was not present. There were no persons registered in attendance. Staff informed the Commission that the applicant failed to send required notifications to surrounding property owners. Therefore, staff recommended the application be deferred to the February 11, 2021 Planning Commission Agenda. There was no further discussion. The item was placed on the Consent Agenda and deferred as recommended by staff. The vote was 11 ayes, 0 nays and 0 absent.

STAFF UPDATE:

The applicant has revised the application to provide a minimum lot width of 30 feet for all of the proposed lots. The applicant has also provided a "no access" easement along the Park Street frontage. These revisions satisfy staff's concerns, and staff will now recommend approval. Staff believes the proposed PRD zoning to allow five (5) single family residences on smaller lots will have no adverse impact on the surrounding properties or the general area.

REVISED STAFF RECOMMENDATION:

Staff recommends approval of the PRD application as revised by the applicant, subject to the following conditions:

1. Compliance with the comments and conditions outlined in paragraphs C and D, and the staff analysis, in the agenda staff report.
 2. The minimum lot widths for the development will be 30 feet.
 3. No driveways will be allowed along the Park Street (east) frontage.
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PLANNING COMMISSION ACTION:

(MARCH 11, 2021)

The applicant was 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, including all staff comments and conditions. The vote was 11 ayes, 0 nays and 0 absent.