

FILE NO.: Z-9320

NAME: Gramercy Park at Midtown Short-form PD-R

LOCATION: Located at 6400 West Markham Street or the Northwest corner of West Markham Street and North McKinley Street

DEVELOPER:

Icon Homes LLC
Rodney Chandler
P.O. Box 23712
Little Rock, AR 72221

OWNER/AUTHORIZED AGENT:

Marc Moody Owner
Icon Homes, LLC, Rodney Chandler Authorized Agent

SURVEYOR:

Thomas Engineering
3810 Lookout Road
North Little Rock, AR 72116

ENGINEER:

McGetrick Engineering
11601 Bass Pro Parkway
Little Rock, AR 72210

AREA: 0.49-acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 3 PLANNING DISTRICT: 3 – West Little Rock CENSUS TRACT: 21.04

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R, Planned Development Residential

PROPOSED USE: 3 buildings, 6 units attached single-family housing

VARIANCE/WAIVERS: A variance from Sections 30-43 and 31-210 to allow the drive nearer the intersection and the northern property line than typically allowed per ordinance.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Gramercy Park is an upscale planned residential development blended with craftsman and traditional style architecture with 21st century construction to consist of three (3) attached patio homes. Five (5) of the six (6) homes will have two (2) bedrooms, two (2) baths and one (1) patio home will have three (3) bedrooms with two (2) and one half (½) baths. Floor plans include great rooms, dining area and kitchen with a full complement of stainless steel appliances. All homes will have a brick traditional exterior with accented décor and feature amenities that are generally standard for upscale homes of this style. Interior amenities will include plank porcelain tile flooring, granite slab kitchen counter and bathroom tops, nine foot ceilings with crown molding and recessed can lighting.

Exterior features include masonry, brick on all four sides and smart board siding in gable areas, architectural roof shingles, landscaped lawns with Zoysia turf and automatic sprinkler systems. Roof pitch elevations will be a minimum of 12/12 to enhance aesthetics of the development. Homes will have a minimum front setback of 15-feet, 25-foot rear where lots back up to West Markham and North McKinley Streets, 10-foot setback to the west property line and 8-foot setback to the north.

The homes range in size from 1,250 to 1,500 square feet of heated and cooled space. Additionally, each unit will consist of one or two car garages and two car driveways for each home. It is anticipated the home prices will range from \$155 to \$175 per square foot. It is anticipated that some of the homes will be placed under corporate lease agreements and lease rates will range from \$1,450 to \$1,800 per month.

The entrance to Gramercy Park will consist of a brick wall and attached decorative metal fencing, with accent lighting and extensive landscaping to promote an appealing and pristine entrance to the development. A six (6) foot wooden fence is planned where fences do not currently exist to maintain privacy for neighbors and residents of Gramercy Park. Additionally, lawns and all common areas within the development will be maintained by the owner.

B. EXISTING CONDITIONS:

The site contains a single-family residence with a driveway accessing the home from North McKinley Street. Park Plaza Mall is located to the east of this site. There is a bank located on the northeast corner of North McKinley Street and West Markham Street. South of the site on the southeast corner of South McKinley Street and West Markham Street is a convenience store. The primary use of the area west of North McKinley Street, both north and south, is single-family residential with the exception of two properties to the north of this site, which are the only two (2) properties which face North McKinley Street, which were rezoned to PD-O and POD and are used as office uses.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Hall High Neighborhood Association and the Briarwood Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. West Markham Street is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45-feet from centerline will be required.
2. A 20-foot radial dedication of right-of-way is required at the intersection of West Markham Street and North McKinley Street.
3. Sidewalks with appropriate handicap ramps are required to be installed adjacent to North McKinley Street in accordance with Section 31-175 of the Little Rock Code of Ordinances and the Master Street Plan.
4. Repair or replace any curb and gutter or sidewalk that is damaged and not within ADA compliance in the public right-of-way prior to occupancy.
5. No residential waste collection service will be provided on private streets unless the property owners association provides a waiver of damage claims for operations on private property. Due to an insufficient turnaround provided within the site, the waste receptacle should be taken to North McKinley Street.
6. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
7. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveway/access easement spacing on commercial streets is 250-feet from intersections and other driveways and 125-feet from side property lines. Staff believes the proposed access easement is located too close to the signalize West Markham Street/North McKinley Street intersection (100-feet). A variance should be requested for the driveway/access easement location.
8. All driveways/access easements shall be constructed with concrete aprons per City Ordinance.
9. No residential waste collection service will be provided on private streets unless the property owners association provides a waiver of damage claims for operations on private property.
10. Show proposed location(s) of USPS cluster box units in conformance with USPS and City of Little Rock policy design standards.
11. 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.

12. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).
13. Remove existing curb cuts not planned to be used with proposed development.
14. Are gates proposed to be erected?

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

Little Rock Water Reclamation Authority: Sewer main extension required with easements if new sewer service is required for this project. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. There is an existing three phase, overhead power line on the west side of North McKinley Street adjacent to this property. There is also a single phase, overhead power line running east and west along Gramercy Park Drive which will need to remain in place to serve existing Entergy customers on the west side of this project. Service is already being provided to existing structures in the project area which will need to be addressed. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

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. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
3. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
4. 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.
5. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the

hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).

Fire Department: Full Plan review required. Contact the Little Rock Fire Department Captain Tony Rhodes for additional information.

Parks and Recreation: No comment received.

County Planning: No comment.

F. Building Codes/Landscape:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process. This project will require fully developed Architectural, Structural, Civil and MEP Plans. Contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.gov.

Landscape: No comment.

G. Transportation/Planning:

Rock Region Metro: Rock Region Metro suggest improving sidewalk on West Markham Street, including a new sidewalk on North McKinley Street, as well as sidewalk access to individual homes.

Planning Division: This request is located in West Little Rock Planning District. The Land Use Plan shows Residential Low Density Use (RL) for this property. Residential Low category provides for single family homes at densities not to exceed six (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 six (6) units per acre. The applicant has applied for a rezoning from R2 (Single Family District) to PDR (Planned Development Residential) to allow for six (6) Patio Homes on half an acre (12 units/acre density).

Master Street Plan: South of the property is West Markham Street and it shown as a Minor Arterial on the Master Street Plan. East of the property is North McKinley Street and it shown as a Local Street on the Master Street Plan. Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects on traffic and pedestrians on West Markham Street. 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 Class III Bike Routes shown on West Markham Street and North McKinley Street. These bike routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

H. SUBDIVISION COMMITTEE COMMENT: (April 25, 2018)

The applicant was present representing the request. Staff presented an overview of the development stating there were few outstanding technical issues associated with the request. Staff requested information concerning the proposed signage plan, any proposed fencing and the proposed phasing plan. Staff stated zero lot line and townhouse developments were to have a minimum of ten (10) to fifteen (15) percent of the development as designated open space.

Public Works comments were addressed. Staff stated right of way dedication to West Markham Street and North McKinley Street were required to meet the Master Street Plan. Staff stated no grading was allowed on the site without a grading permit being issued. Staff stated all driveways and access easements were to be constructed with concrete aprons per City Ordinance. Staff stated they did not support the driveway placement on North McKinley Street. The applicant questioned if staff would support the driveway if it was constructed as a right-in-right-out only drive. Staff stated if constructed properly then they would support the driveway location.

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:

The applicant submitted a revised site plan to staff addressing the technical issues associated with the request raised at the April 25, 2018, Subdivision Committee meeting. The applicant has provided the proposed signage plan, the location and materials of the proposed fencing and indicated the development will occur in a single phase. The plan also indicates the drive on North McKinley Street as a right-in/right-out only drive.

The request is a rezoning of the site from R-2, Single-family to PD-R, Planned Development Residential, to allow the development of 0.49-acres with six (6) units of patio homes. The applicant is proposing to place a single drive from North McKinley Street into the development. The drive will be designed and constructed with a right-in/right-out only access to limit the potential traffic conflicts of persons entering the development and stacking on North McKinley Street.

The development is proposed with three (3) attached patio homes. Five (5) of the six (6) homes will have two (2) bedrooms, two (2) baths and one (1) home will have three (3) bedrooms with two (2) and one half (½) baths. The floor plans include

great rooms, dining area and kitchen with a full complement of stainless steel appliances. All homes will have a brick traditional exterior with accented décor and feature amenities that are generally standard for upscale homes of this style. Interior amenities will include plank porcelain tile flooring, granite slab kitchen counter and bathroom tops, nine foot ceilings with crown molding and recessed can lighting.

The homes are proposed with a minimum setback of 15-feet along the common drive. The plan indicates a 25-foot setback on the lots along West Markham and North McKinley Streets and a 10-foot setback to the west property line. The plan indicates an 8-foot setback to the north property line.

The homes range in size from 1,250 to 1,500 square feet of heated and cooled space. Each unit is proposed with a one (1) or a two (2) car garage and a two (2) car driveway for each home.

The entrance to the development is proposed with a brick wall and attached decorative metal fencing, with accent lighting and extensive landscaping. A six (6) foot wooden fence is proposed where fences do not currently exist, to maintain privacy for neighbors and residents of the development. All lawns and common areas within the development will be maintained by the developer/property owners association.

Staff is not supportive of the applicant's request. The site is indicated on the City's Future Land Use Plan as Residential Low, RL, which typically allows developments of residential at a density of six (6) units per acre or less. The development as proposed doubles the density typically allowed in the Future Land Use designation. The development is proposed with minimal setbacks along the northern and western perimeters. Staff feels the site plan as proposed is "over-building" the site area.

J. STAFF RECOMMENDATION:

Staff recommends denial of the request.

PLANNING COMMISSION ACTION:

(MAY 17, 2018)

The applicant was present. There were a number of registered objectors present. The Chair stated it was practice when there were eight (8) or fewer Commissioners present to offer the applicant the option of deferral. He stated to approve an item would take six (6) positive votes of the Commissioners present.

Mr. Rodney Chandler stated he would like to defer his item to a later hearing date to allow for more Commissioners to be present to vote on his item.

The Chair entertained a motion for deferral of the item to the June 28, 2018, public hearing. The motion carried by a vote of 8 ayes, 0 noes and 3 absent.

STAFF UPDATE:

The applicant submitted a request dated June 4, 2018, requesting deferral of this item to the August 9, 2018, public hearing. Staff is supportive of the deferral request.

PLANNING COMMISSION ACTION: (JUNE 28, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item stating the applicant had submitted a request dated June 4, 2018, requesting deferral of this item to the August 9, 2018, public hearing. Staff stated they were supportive of the deferral request. 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, 1 absent and 1 recusal (Commissioner Laha).

STAFF UPDATE:

There has been no change to the application request since the previous staff analysis and recommendation. Staff continues to recommend denial of the request.

PLANNING COMMISSION ACTION: (AUGUST 9, 2018)

Mr. Rodney Chandler was present representing the request. There were registered objectors present. Staff presented the item with a recommendation of denial.

Mr. Chandler addressed the Commission stating he wished to yield his time to the opposition. He stated he had met with the 200-foot neighbors and felt most of their questions had been addressed. He stated he felt the Commission's time would be better served if he addressed comments raised by the opposition.

Mary Julia Hill, President of the Briarwood Neighborhood Association, addressed the Commission in opposition of the request. She stated of the neighbors that were directly impacted only one (1) neighbor was in support of the request. She stated the remaining neighbors were not in support of the request. She stated the neighborhood was opposed to the density proposed for the development. She stated the Briarwood Neighborhood was the epic center for crime and most of the crime was in areas of apartments and duplex housing. She stated the crime was directly related to rental housing. She stated the area was becoming more rental properties both in single-family and duplex homes. She stated Mr. Chandler had built two (2) new single-family homes on her street, which did not sell, and were now occupied by renters. She requested the Commission deny the request.

Allen Klak addressed the Commission in opposition of the request. He stated his home was on Pilot Point Place and his concern was traffic the proposed development would generate. He stated North McKinley Street stacked 12 to 15 cars when the Catholic Boys School dismissed. He stated the residents would be forced to only turn right-in and

right-out of the development. He stated he did not feel the residents would obey this movements and would try making the turn into the drive from north bound North McKinley Street. He stated this would only cause additional traffic concerns for the area. He stated there was no right turn onto West Markham Street from North McKinley Street and all were forced to wait on the light to make the movement. He stated this was also a reason for cars backing up on North McKinley Street.

Neal Pollard addressed the Commission in opposition of the request. He stated his home was next door to the proposed development. He stated his family bought the home 20 plus years ago and had watched the traffic on West Markham Street grow. He stated with the development there would be six (6) homes and a minimum of 12 cars. He stated the traffic on North McKinley Street was very heavy with the Park Plaza Mall and the Catholic Boys School. He stated on trash day there would be 12 containers, six (6) garbage and six (6) recycle, which would stop traffic on North McKinley while the trash was being collected. He stated six (6) homes on the site was too many homes.

Carolyn Pollard addressed the Commission in opposition of the request. She stated her home was next door to the proposed development. She stated the development was proposed with a wood fence along the common property line which would block her view and the flow of air around her property. She stated when she bought her home she was told the home would only be a single-family dwelling. She stated the rezoning was to allow the development as proposed with six (6) units was an over stretch.

Nell Matthews, League of Women Voters, addressed the Commission in opposition of the request. She stated the League was very opposed to the proposed development. She stated the siting of duplexes on this property was inappropriate. She stated there was no suggestion the site was no longer viable as single-family. She stated the site plan as presented did not allow for livable space. She stated the setbacks and facades did not try to match the character of the neighborhood.

Martha Gassaway did not wish to speak. She stated based on the comments made by her neighbors she was no longer in favor of the development.

Ben Moody addressed the Commission in support of the request. He stated this was his family home. He stated the Briarwood Neighborhood was not directly across the street from the development but $\frac{1}{4}$ a mile away. He stated the existing home had driveways on West Markham Street and North McKinley Street. He stated getting out onto the abutting streets had never been an issue. He stated the home was built in 1953 as the family home. He stated the home had been on the market for over three (3) years and there had not been any reasonable offers for the home. He stated the current offer by Mr. Chandler was a reasonable offer. He stated he felt Mr. Chandler would build a quality project and the development would be an asset to the neighborhood.

Marc Moody addressed the Commission in support. He stated he was not sure why the neighborhood was bringing up crime and rentals. He stated he did not live in Little Rock all the time. He stated his job allowed him to live here in the summer months. He stated his family had lived in the area since North McKinley Street was a dirt road. He stated there was a farm house on the hill and the existing subdivision was not in place. He

stated his family watched the building of Park Plaza Mall. He stated the home had been on the market for more than three (3) years and had not sold. He stated he felt the development would be an asset to the area.

Shelli Stine addressed the Commission on the merits of the request. She stated she was the agent representing the buyer, Mr. Chandler. She stated the development was a great project. She stated the Sears site redevelopment was an asset to the area. She stated this was not a duplex development but a quality patio home development. She stated the market was strong for an upscale housing development of this type in the area.

Peri Doubleday addressed the Commission as the seller's agent. She stated she had listed this property for over two and one-half years and there had been very few serious offers for the home. She stated there were a number of request for commercial use which all were rejected by staff. She stated the home was not in a subdivision. She stated Mr. Chandler had approached the owners with a serious offer for residential development. She stated with the proposed development the drive on West Markham Street would be removed. She stated with the progress made at Mid-town this development would be an enhancement to the corner. She stated progress was being made in the area and this would only be an added benefit.

Scott Moody addressed the Commission in support of the request. He stated the financial aspect of the new development and the added tax benefit to the City were significant. He stated the City grew by expansion. He stated with this development the City would continue to grow. He stated his family moved to the area in 1953. He stated in 1953, past his home, West Markham Street was a dirt road. He stated the road stopped at the current I-430 overpass with West Markham Street. He stated growth had allowed the Briarwood and the Wingate Subdivisions to develop.

Mr. Chandler addressed the Commission on the merits of his request. He stated the development was not a duplex development but was in fact a patio home development. He stated the market was empty nesters who were wanting to downsize. He stated the development plan included maintaining eighty percent of the trees. He stated the market demand for housing of this type in the area was strong. He stated the hospitals were looking for this type housing for traveling doctors. He requested the Commission approve the request.

Commissioner Cox stated it appeared the new development in the City was for patio home style housing. He stated he was not sure if the new construction would be homeowner or rental. He stated the market would determine the occupancy of the new homes. He stated the new construction would add value to the area.

There was a general discussion by the Commission concerning the housing and the housing market in the area. Commissioner Lature stated in-fill in the City was important and everyone wanted in-fill until it was in their back yard. He stated he was concerned on how the right-in, right-out driveway would work properly.

Mr. Chandler stated the median would be constructed which would prevent the turning movement other than the right-in, right-out movement.

The Chair entertained a motion for approval of the item including all staff recommendations and comments except that of denial. The motion carried by a vote of 10 ayes, 0 noes and 1 absent.