

FILE NO.: Z-6734-F

---

NAME: Deal Revised Short-form PD-R

LOCATION: 909 Cumberland Street

DEVELOPER:

Matt McClure  
Home Instead Senior Care  
3809 McCain Park Drive, Suite 100  
North Little Rock, AR 72116

SURVEYOR:

Brooks Surveying  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.23 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD:

PLANNING DISTRICT:

CENSUS TRACT:

CURRENT ZONING: PD-R

ALLOWED USES: Single-family residential

PROPOSED ZONING: Revised PD-R

PROPOSED USE: Same, with addition of Office (General or Professional)

VARIANCE/WAIVERS:

1. Use of gravel for parking
2. Double-stacked parking spaces

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a revision to the recently approved PD-R zoning of this lot (Lot 3R) to add office (general or professional) to the approved use, single family residential. The applicant is proposing to use this structure as offices for Home Instead Senior Care, a network of franchises specializing in home care for

the elderly. Proposed office hours are 7:30 a.m. – 5:30 p.m., Monday through Friday. Approximately 10 people work in the office. About half of the staff spends the majority of time in the field and the other half spends the majority of their time in the office. One bedroom of the home will be utilized by the applicant for a weekend retreat. This bedroom will not be used for rental purposes.

B. EXISTING CONDITIONS:

The site contains a two-story, frame residential structure that was built in the 1920's. The structure is currently being rehabilitated. On May 3, 2016, the Board of Directors passed Ordinance No. 21,228 establishing a 3-lot, single family residential Planned Development. This existing residence and lot were approved as Lot 3R of Deal Short-form PD-R. A second lot was created for a residential structure fronting onto East 9<sup>th</sup> Street and a third lot was created at the corner of 9<sup>th</sup> and Cumberland to allow for construction of a third residence.

No changes to the lot configuration or building area are proposed under this revision.

The property is located in an area characterized by a mixture of residential and office type uses. The residential uses range from single family to high-rise residential.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Downtown and MacArthur Park Neighborhood Associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No Comments.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site.

Entergy: Entergy does not object to this proposal. Power lines exist in the area, but should not conflict with the change of use to add the professional office in the existing structure. Contact Entergy in advance to discuss adjustments to service requirements to the structure (if any) as this project proceeds.

Centerpoint Energy: No comments received.

AT&T: No comments 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: Full plan review.

Building Code: No Comments.

County Planning: No Comments.

Rock Region METRO:

- a) Location is served by METRO along 9<sup>th</sup> St at Cumberland by several routes. We have no objection to the conditional use permit in this neighborhood.

F. ISSUES/TECHNICAL/DESIGN:

Planning Division: The property is located in the MacArthur Park Historic District and any improvements to the site must be reviewed by the Historic District Commission for compliance with Historic District standards.

Landscape: No Comments.

G. SUBDIVISION COMMITTEE COMMENT: (August 3, 2016)

The applicant was present. Staff presented the item and noted little additional information was needed. The Committee was informed of the requested variances to allow the gravel parking and the double-stacked parking. Staff noted that all signage, fencing and other improvements to the site must comply with historic district standards.

The Committee determined there were no outstanding issues and forwarded the item to the full Commission.

H. ANALYSIS:

Lot 3R, Block 44, Original City of Little Rock, located at 909 S. Cumberland Street, is occupied by a two-story, frame residential structure that was constructed in the 1920's. The lot is one of three created in May 2016 under the Deal Short-form PD-R.

The applicant is requesting a revision to that recently approved Planned Development to allow for the addition of office (general or professional) to the single family residential use approved for this lot. Home Instead Senior Care proposes to occupy the property as Office for their senior care franchise. Proposed office hours are 7:30 a.m. – 5:30 p.m., Monday through Friday. Approximately 10 people will work out of the office. An area of gravel parking will be created in the rear yard area, with access directly off of the alley. The parking

will accommodate 10 vehicles, with double-stacked parking. Landscaping will be installed on the north and south perimeters of the parking area. A combination of fencing, ranging from 3 feet tall picket fencing in the front yard to 6 foot tall wood privacy fencing along the side perimeters, will be installed. Fencing will be placed between the parking area and the rear of the structure. No fencing will be placed directly along the alley. Signage will consist of a 6 foot tall, 25 square foot, wood ground-mounted sign to be placed in the front yard. All fencing and signage must be approved by the Historic District Commission.

Staff is supportive of the proposal. Several other properties in the 900 and 1000 blocks of Cumberland have been approved for office use, including the properties adjacent to this site. The building and property will retain its residential character and the proposed use is not out of character with uses in the area. The use of gravel and double-stacked parking off of the alley is an appropriate way to provide the needed parking and to minimize the overall impact of the use change.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested revision to the Planned Development zoning for this lot subject to compliance with the following conditions:

1. Compliance with the comments and conditions outlined in Sections D, E and F of the agenda staff report.
2. Compliance with the MacArthur Park Historic District regulations.

Staff recommends approval of the requested variances to allow gravel parking and double-stacked parking.

---

PLANNING COMMISSION ACTION:

(AUGUST 25, 2016)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above, including the variances. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff with a vote of 9 ayes, 0 noes and 2 absent.