

FILE NO.: Z-8233-B

---

NAME: Longleaf Cove Lot 24 Revised Short-form PD-R

LOCATION: Located at 2 Longleaf Cove

DEVELOPER:

Larry Alford  
2 Longleaf Cove  
Little Rock, AR 72223

ENGINEER:

White Daters and Associates  
24 Rahling Circle  
Little Rock, AR 72223

AREA: 0.18 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 19 - Chenal

CENSUS TRACT: 42.12

CURRENT ZONING: PD-R

ALLOWED USES: Single-family residential – 25 Lots

PROPOSED ZONING: Revised PD-R (Lot 24)

PROPOSED USE: Allow covered screen porch and pergola within rear building setback.

VARIANCE/WAIVERS: None requested.

---

BACKGROUND:

Ordinance No. 19,794 adopted by the Little Rock Board of Directors on August 6, 2007, allowed a rezoning of this site containing approximately 4.9-acres for a subdivision containing 25 single-family lots. The site plan indicated the placement of a 20-foot front building line for the lots abutting Longleaf Cove and a five (5) foot side yard setback. The front building line proposed along Katillus Road was 25-feet. All lots were proposed with a 25-foot rear yard setback. The lots were proposed with an average size of 50-feet by 115-feet or 5,750 square feet. The development was proposed with an overall density of 5.1 units per acre. The final plat for the lots was filed for record with the Pulaski County Clerk on March 14, 2008.

On September 18, 2008, the Little Rock Planning Commission denied a request to allow Lot 25 to be rezoned to a POD to allow the developer to place his office at this location. The denial was not appealed to the Board of Directors.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The homeowner of Lot 24 is proposing to revise the previously approved PD-R, Planned Development Residential, to allow the construction of a room/covered porch and the future construction of a pergola. Both proposed structures are located within the rear yard setback.

The applicant has indicated the porch will be constructed over an existing concrete patio area. The area to be enclosed for the porch is approximately 15 x 15-feet. The new porch will be located 13.4-feet from the northern property line and will not encroach into the 25-foot platted side yard setback along the eastern property line, South Katillus Road. The area will include the placement of an outdoor fireplace. The applicant has indicated the existing patio is a step down from the current finished floor of the home. The applicant is proposing to construct the new porch at floor level with the existing home.

The applicant has indicated the proposed porch will be constructed of materials complimentary to the existing design and subdivision ascetics. The proposed porch will be in compliance with the building requirements set forth within the Longleaf Cove Subdivision Bill of Assurance and landscaped with indigenous vegetation which will be placed within the rear yard area to screen the view of adjacent properties.

The applicant has indicated a pergola will be placed over a second existing concrete patio area. The future construction of the pergola will be at ground level. Stairs from the new porch will allow access to the future patio area. The pergola is proposed on a 12 x 15 foot slab and is located approximately 13-feet from the northern property line.

B. EXISTING CONDITIONS:

Longleaf Cove has fully developed with single-family homes. To the east of the subdivision is a single-family subdivision, Montagne Court. To the south of the site are single-family homes located on large lots accessed from Katillus Court. There are single-family homes located north of the subdivision with access from Katillus Road. Johnson Creek is located to the west of the subdivision with a newly developing subdivision located along this subdivision western edge. Access to the new subdivision will be from Drew Drive.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet and the Katillus Court Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Existing sewer easement must be retained.

Entergy: Entergy does not object to this proposal. Caution should be used during the construction of this porch as an overhead power line exists to the east of this property along Katillus Road within the vicinity of this house. However, there do not appear to be any existing conflicts with Entergy facilities on this property. Contact Entergy in advance to discuss adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. No objection. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is served nearby by METRO on Route 25 Pinnacle Mtn. We have no comments regarding this plat.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in Chenal Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low 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 applicant has applied for a revision of a PD-R (Planned District Residential) to allow a covered porch within the rear setback.

Master Street Plan: To the east of the property is South Katillus Road, to the south of the property is Longleaf Cove and they are both 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". 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 is a Class III Bike Route shown on Katillus Road. This bike route requires no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (July 20, 2016)

The applicant was present. Staff presented an overview of the item stating there were no outstanding technical issues associated with the request. Staff stated the applicant had provided notification to the property owners as required by the Commission's By-laws. Staff stated there were no comments from the other departments and agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues associated with the request in need of addressing raised at the July 20, 2016, Subdivision Committee meeting. The request is to revise the previously approved PD-R, Planned Development Residential, to allow the construction of a screened porch and the future construction of a pergola within the rear yard of the applicant's property. Both of the proposed structures are located within the rear yard setback.

The screen porch is proposed over an existing concrete patio area. The area to be enclosed for the screen porch is approximately 15-feet x 15-feet. The new screen porch will be located 13.4-feet from the northern property line and will not encroach into the 25-foot platted side yard setback along the eastern property line, South Katillus Road. The area will include the placement of an outdoor fireplace. The existing patio is a step down from the current finished floor of the home. The new construction will be at floor level with the existing home.

The screen porch will be constructed of materials complimentary to the existing design and subdivision ascetics. The proposed porch will be in compliance with the building requirements set forth within the Longleaf Cove Subdivision Bill of Assurance and landscaping with indigenous vegetation will be placed within the rear yard area to screen the view of adjacent properties.

The proposed pergola will be placed over a second existing concrete patio area. The future construction of the pergola will be at ground level. Stairs from the new screen porch will allow access to the new at grade patio area. The pergola is proposed on a 12-foot x 15-foot slab and is located approximately 13-feet from the northern property line.

Staff is supportive of the applicant's request. The applicant is seeking approval of a revision to the existing PD-R zoning to allow the placement of additional living space (screen porch) within the rear yard setback of this existing single-family home. The approved PD-R included the placement of a 25-foot rear yard setback. As proposed both the screen porch and the future pergola will encroach into the rear yard setback reducing the rear yard setback to approximately 13-feet.

Staff feels the new construction will have limited impact to the home located to the north. The home has a side yard relationship to this home and is set back some distance from the right of way from Katillus Road. The new construction will be within the area currently serving as the applicant's driveway. There are dense evergreen plantings located along the northern property line of this lot and the applicant has indicated additional plantings as necessary will be added to limit the view of the abutting home. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the request to allow the placement of the screen porch and the future pergola within the rear yard setback as proposed is appropriate.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

---

PLANNING COMMISSION ACTION:

(AUGUST 11, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. 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 and 2 absent.