

FILE NO.: Z-3218-A

NAME: 10th and McMath Short-form PCD

LOCATION: Located on the Southeast corner of East 10th Street and McMath Avenue

DEVELOPER:

Paul Page Dwellings LLC
324 E. 15th Street
Little Rock, AR 72202

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR

AREA: 0.51 acres

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

CURRENT ZONING: UU, Urban Use District

ALLOWED USES: Residential, Office and Commercial

PROPOSED ZONING: PCD

PROPOSED USE: Mixed use including retail and residential uses

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to create a three-story mixed use development to include retail and residential uses. The development is proposed containing three (3) new buildings and an addition to the existing structure located on the site. The first floors are proposed as flex space and the second and third floors are proposed as multi-family. The request is to allow UU, Urban Use District uses as allowable uses for the development with the addition of selected Conditional Use within the UU, Urban Use zoning district.

B. EXISTING CONDITIONS:

The property is located on the corner of 10th Street and McMath Avenue. The property to the west is MacArthur Park and to the east and south is the UALR Law School and dormitory. Other uses in the area include restaurants, a gas station/convenience store and Bylites an audio, video equipment rental business located immediately south of the site.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. All property owners located within 200-feet of the site along with the MacArthur Park POA were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Provide an accurate survey showing centerline of right-of-ways. Additional right-of-way maybe required to be dedicated on McMath Avenue and East 10th Street.
2. A 20 foot radial dedication of right-of-way is required at the intersection of East 10th Street and McMath Ave.
3. Alley should be repaved to a maximum width of 20 feet from East 10th Street to the south property line.
4. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
5. The existing curb cut on McMath Avenue should be reconstructed with a concrete driveway apron with 5-foot radiuses and meet ADA standards. The proposed driveway with parallel parking must be signed one-way west bound due to proposed width. One-way signage should be provided to meet MUTCD standards.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project.

Entergy: Entergy has no objection to the proposal. Power lines exist across McMath Avenue from the development and can be extended to provide service.

Center-Point 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. 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.
3. Contact Central Arkansas Water if additional fire protection or metered water service is required.
4. Contact Central Arkansas Water regarding the size and location of the water meter.

Fire Department: Place fire hydrant(s) per code. Maintain access. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

GATA: Approved as submitted.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Planning Division: This request is located in the Downtown Planning District. The Land Use Plan shows Mixed Use - Urban (MX-U) for this property. This category provides for a mix of residential, office and commercial uses not only in the same block but also within the same structure. This category is intended for older "urban" areas to allow dissimilar uses to exist, which support each other to create a vital area. Development should reinforce the urban fabric creating a 24-hour activity area. Using the Planned Zoning District or the Urban Use District, high and moderate density developments that result in a vital (dense) pedestrian oriented area are appropriate. The applicant has applied for a rezoning from UU (Urban Use District) to PCD (Planned Commercial District) to allow for the development of a structure with a live/work space on the lower level and multiple residential units on the upper two-floors. The site is within the MacArthur Park Historic District.

Master Street Plan: McMath is shown as a Local Street 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.

Landscape:

1. Site plan must comply with the City's minimal landscape and buffer ordinance requirements.
2. Street trees shall be provided as per Zoning Ordinance Section 36-342(1) UU Urban Use District (c) Development criteria (5) Landscaping.
3. A minimum nine (9) foot wide planting strip is required along the south property line where vehicular use area abuts the adjoining property. The site is located in a City designated "mature" area and can be granted a 25% reduction of this requirement.
4. Confirm adjoining property use to the south. Buffer and screening requirements will need to be met if property is of a more restrictive nature
5. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (December 5, 2013)

Mr. Page Wilson was present representing the request. Staff presented an overview of the development stating there were additional items necessary to complete the review process. Staff questioned the proposed commercial uses, the number of residential units and the proposed signage plan. Staff requested Mr. Wilson provide details of any proposed fencing. Staff also requested the days and hours of the retail activities.

Public Works comments were addressed. Staff requested Mr. Wilson provide an accurate survey showing the centerline of McMath Avenue and East 10th Streets. Staff stated a radial dedication would be required at the intersection of the two streets. Staff stated the alley should be repaved to a minimum width of 20-feet. Staff stated the existing curb cut on McMath Avenue was to be reconstructed with a concrete driveway apron with 5-foot radiuses and meet ADA standards.

Landscaping comments were addressed. Staff stated street trees were to be provided per the UU, Urban Use Zoning District. Staff stated if the property located to the south was a residential use screening would be required. Staff stated a minimum planting strip of 9-feet was required along the south property line where the vehicular use area abutted the adjoining property. Staff stated the site was located within the Designated Mature Area which would allow a reduction in the required landscape strip by 25-percent.

Staff noted comments from the other reporting departments and agencies suggesting the applicant contact them individually for additional clarification. There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing a number of the issues raised at the December 5, 2013, Subdivision Committee meeting. The request is to allow a rezoning of the site from UU, Urban Use District to PCD to allow the construction of a three (3) story building located at the corner of 10th Street and McMath Avenue. The project is proposed in phases with the building located at the corner of 10th and McMath Avenue constructed in the first phase. The building will sit 5'-0" off of the 10th Street property line and 8'-6" off the McMath Avenue property line. The bottom floor is proposed with commercial uses. The maximum building height proposed is 37-feet.

Two additional buildings will be constructed within a three year time frame. The existing structure located on the site is to remain. The proposal includes a two story addition to the existing structure within 48 months of approval. The property is located within the MacArthur Park Historic District. Each of the buildings will require review and approval by the Historic District Commission prior to construction.

The minimum building setback from property lines is 3-feet. The minimum building separation is 10-feet which may be reduced if the buildings are constructed with proper materials for the specific fire rating. The maximum building coverage of the new construction is 8,400 square feet and the existing structure is 2,700 square feet. The maximum floor area proposed is 75,000 square feet. The development is proposed with a maximum of 40 residential units.

The proposed uses of the site are the uses which are allowed in the UU, Urban Use zoning district as well as a bar or tavern, a brewery, a convenience store under 5,000 square feet with the sale of beer and/or wine, a tobacco or cigar shop or lounge and the allowance of urban farming to be permitted by the residences of the development.

The dumpster pad enclosure is located on the southeast corner of the site with access to the alley. The request includes screening options with a six foot (6') wood fence or the placement of evergreen plantings. The site plan includes the allowance for the placement of pervious paving for the parking and dumpster pad location.

Tenant signage is proposed on the north side of the building under the porch. It is specified in the cover letter that it will be painted or vinyl graphic mounted on the window glass. The area specified for the signage is 5'-6" wide and 2'-2" tall. No ground signage is proposed. The Historic District Commission must approve the final signage plan.

Staff is supportive of the development concept for this site. The property is currently zoned UU, Urban Use District which is designed to create a compact, dense, distinguishable development allowing mid-rise and high rise structures providing for multiple uses within the same structure. Staff feels the development as proposed meets the intent of the UU, Urban Use Zoning District. To staff's knowledge there are no remaining outstanding technical issues associated with the request. The applicant must seek and receive approval by the MacArthur Park Historic District Commission prior to the PCD zoning request being forwarded to the Board of Directors for final action.

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.

Staff recommends prior to the item being forwarded to the Board of Directors for final action the applicant seek and receive approval of the MacArthur Park Historic District Commission for the design elements pertaining to their review.

PLANNING COMMISSION ACTION:

(JANUARY 9, 2014)

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. Staff stated prior to the item being forwarded to the Board of Directors for final action the applicant was to seek and receive approval of the MacArthur Park Historic District Commission for the design elements pertaining to their review.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 6 ayes, 0 noes, 4 absent and 1 open position.