

FILE NO.: Z-6883-E

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NAME: Harkins Revised Short-form PD-R

LOCATION: Located at 5212 'I' Street

DEVELOPER:

Jo and Chris Harkins  
5212 'I' Street  
Little Rock, AR 72205

SURVEYOR:

Donald Brooks  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.25 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 4

CENSUS TRACT: 15.01

CURRENT ZONING: PD-R

ALLOWED USES: Single-family

PROPOSED ZONING: Revised PD-R

PROPOSED USE: Add a covering over the existing deck

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

On August 3, 2000, the Little Rock Planning Commission approved a request to rezone the site from R-2, Single-family and R-4, Two-family to PD-R to allow a single-family residence located at 5212 'I' Street to be removed and a new four-plex constructed in its location. A parking area located to the rear of the site was to be upgraded with new paving. The parking was located behind the six-unit apartment building and contained 16-parking spaces which were accessed from 'J' Street. Four (4) garage parking spaces were located on-site with the six-unit apartment development.

The Board of Directors adopted Ordinance No. 18,379 on October 17, 2000, allowing the rezoning the site to PD-R. A Future Land Use Plan amendment was also filed to change the site from Single Family and Low Density Residential to Multi Family. This application request was denied by the Planning Commission at their January 8, 2009, public hearing and was not appealed to the Board of Directors. The 4-plex was not constructed.

Ordinance No. 20,072 adopted by the Little Rock Board of Directors on February 3, 2009, allowed a revision to the previously approved PRD to allow the creation two (2) lots and the construction of a single-family home on each of the lots. The site plan approved allowed for buildable areas for the proposed lots. The site plan indicated the new homes would closely match the design criteria of the Hillcrest Design Overlay District. The lots were proposed approximately 44-feet by 85-feet for a total lot area of 3,740 square feet. The front yard setback approved allowed a 20-foot front yard setback, a 25-foot rear yard setback and a 5-foot side yard setback with a building envelope of 40-feet by 34-feet or 1,360 square feet. The total height, total lot coverage, the floor area ratio were to comply with the Hillcrest DOD requirements at the time of building permit. There was no change to the developed site located on 'J' Street proposed. This development did not occur.

Ordinance No. 20,928 adopted by the Little Rock Board of Directors on September 2, 2014, allowed a revision to the site plan for the home located on 'I' Street. The lot has approximately 88-feet of frontage on 'I' Street and is 72-feet deep along the eastern perimeter and 91-feet deep along the western perimeter. The lot contains approximately 6,358 square feet. The approved site plan indicated a building envelope of 3,142 square feet. The front yard setback was approved at 10-feet. The side yards were approved with a 5-foot setback and the rear yard was approved with a 13.6-foot setback along the eastern perimeter flaring to 23.6-feet along the western perimeter. The applicant indicated the home would comply with the minimum standards of the Hillcrest DOD with the exception of the front yard setback.

No change was proposed to the developed site located on 'J' Street.

Ordinance No. 20,999 adopted by the Little Rock Board of Directors on March 3, 2015, allowed a revision to the previously approved PD-R. The approval allowed an increase in the allowable floor area ratio for the new home. The site plan as originally presented included the construction of a carport for the home. The homeowner desired to enclose the carport and construct a garage instead. Once the carport became enclosed the square footage as per the DOD was calculated differently and the floor area ratio of the home exceeded the 50-percent allowed per the DOD.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant now proposes to amend the previously approved Planned Development Residential, PD-R, to allow a cover over the existing at grade deck. The applicant has indicated the cover will be open air and placed directly on top of the deck. The deck is located 8-feet 6-inches from the rear property line. The

deck is located 6-feet from the western property line. The structure height is 17-feet 10-inches to the peak and 11-feet 10-inches to the top plate. The covering is proposed with wood beams and 2 x 4 wood sheathing spaced 2-inches apart.

B. EXISTING CONDITIONS:

The home has been completed and the owners are occupying the structure. Behind the home on 'J' Street there is a four-unit apartment building and a six-unit apartment building. There are single-family homes located to the east, west and south across 'I' Street and north across 'J' Street. A number of the residential structures in this area contain more than one dwelling unit but the area along 'I' Street appears to be single-family. Mount St. Mary's School is located to the east across Kavanaugh Boulevard and Holy Souls School is located to the west across Harrison Street.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received an informational phone call from an area property owner. All property owners located within 200-feet of the site along with the Hillcrest Residents Neighborhood Association were notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (February 3, 2016)

The applicant was present. Staff presented an overview stating there were on outstanding technical issues in need of addressing related to the site plan. Staff stated the request was to allow a covering over an existing deck. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

E. ANALYSIS:

There were no outstanding technical issues associated with the request in need of addressing via a revised site plan. This request is to amend the previously approved PD-R to allow a covering over an existing at grade patio. The cover will be open air and placed directly on top of the existing deck. The deck is located 8-feet 6-inches from the rear property line and 6-feet from the western property line. The structure height is 17-feet 10-inches to the peak and 11-feet 10-inches to the top plate. The covering is proposed with wood beams and 2 x 4 wood sheathing spaced 2-inches apart.

With the previous approval wastewater was to be provided an easement across the adjacent property by the property owner/builder. The easement has not been secured. Staff recommends prior to the issuance of a building permit for the covering over the deck the applicant provide the previously agreed upon easement to wastewater.

Staff is supportive of the applicant's request. The structure will be constructed with open sides and openings in the roof which will not constrict the light and air for this property and the adjacent property.

F. STAFF RECOMMENDATION:

Staff recommends approval of the request to allow the placement of the covering over the existing deck as proposed by the applicant.

Staff recommends prior to the issuance of a building permit for the deck covering the applicant provide the previously agreed upon easement to Little Rock Wastewater Utility.

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PLANNING COMMISSION ACTION:

(FEBRUARY 25, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to allow the placement of the covering over the existing deck as proposed by the applicant. Staff presented a recommendation that prior to the issuance of a building permit for the deck covering the applicant provide the previously agreed upon easement to Little Rock Wastewater Utility. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.