

FILE NO.: Z-9656

NAME: Midtown Premium Properties - PRD

LOCATION: 3501 Kavanaugh Blvd.

DEVELOPER:

Jason Duncan
Dogwood Homes
2312 Durwood Rd.
Little Rock, AR 72207

OWNER/AUTHORIZED AGENT:

Charles Porter
Midtown Premium Properties, LLC
4521 Kavanaugh Blvd.
Little Rock, AR 72207

SURVEYOR/ENGINEER:

Donald W. Brooks
Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.14 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 4

CENSUS TRACT: 15.01

CURRENT ZONING: R-4

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone the property located at 3501 Kavanaugh Blvd. from R-4 to PRD to allow use an existing 1,918 square foot, two-story duplex to be remodeled. In addition, the applicant proposes to remodel an existing one-story, 786 square foot garage which will create a third residential unit on the property.

B. EXISTING CONDITIONS:

The property is a 5,934 square foot lot zoned R-4 with an existing 1,918 square foot two-story duplex in the Pulaski Heights subdivision. The two-story brick duplex is located on the northeast corner of Kavanaugh Blvd. and J Street. There is no off-street on the site, however on-street parking is allowed along both sides of "J" Street to the south. An existing one-story garage is located in the rear of the property.

C. NEIGHBORHOOD COMMENTS:

All owners of property within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. How is the applicant addressing parking for the current residence and future single-family residence? On-street parking shall conform to City Code Sec: 32-310 - Obstructing Traffic, "No person shall stop, stand or park any vehicle upon a street, other than an alley, in such a manner or under such conditions as to leave available less than ten (10) feet of the width of the roadway for free movement of vehicular traffic, except that a driver may stop temporarily during the actual loading or unloading of passengers or when necessary, in obedience to traffic regulations or traffic signs, or signals of a police officer." (Ord. No. 19,921, § 1, 2-19-08).

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the Heights/Hillcrest Planning District. The Land Use Plan shows Residential Medium Density (RM) for the requested area. The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The application is to rezone from R-4 (Two Family District) to PRD (Planned Residential Development) District to allow for the conversion of the detached garage to a third unit on the site. The application is within the Hillcrest Design Overlay District.

Surrounding the application area, the Land Use Plan shows Residential Medium Density (RM) to the south and north. Residential Low Density (RL) is shown to the west of the site. Public Institutional (PI) is shown to the east of the site, across Kavanaugh Boulevard. The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The area is mostly R-4, Two Family District zoned with one PDR (Planned Development Residential) District. The uses are primarily single-family with some duplexes and one apartment building. The Residential Low Density (RL) 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. This land is zoned R-2, Single Family District and is an existing development single family subdivision. The Public Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. This area is the site of Mount Saint Mary's School and is zoned R-2, Single Family District.

Master Street Plan: To the east is Kavanaugh Boulevard and it is shown as a Minor Arterial on the Master Street Plan. To the south is 'J' Street and it is a Local

Street on the Master Street Plan. A 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 of traffic and pedestrians on Kavanaugh Boulevard since it is a Minor Arterial. 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". 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 Kavanaugh Boulevard. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

H. ANALYSIS:

The applicant is requesting to rezone the property from R-4 to PRD to allow use an existing 1,918 square foot two-story duplex to be remodeled. In addition, the applicant proposes to remodel an existing one-story 786 square foot garage which will create a third residential unit on the property. The applicant notes there will be no exterior changes to the existing footprints of the duplex and the garage.

The City's Zoning Ordinance would typically require four (4) off-street parking spaces for this proposed use. There is no on-street parking along Kavanaugh Blvd., however on-street parking is allowed along both sides of "J" Street. Staff believes the on-street parking will be sufficient for this use, as there is no on-site parking.

No dumpster is proposed for the site and trash collection will be collected using standard City of Little Rock garbage collection.

No signage is proposed at this time. Any future signage must comply with Section 36-553 of the City's Zoning Ordinance (signs permitted in residential zones).

Any site lighting must be low-level and directed away from the adjacent properties.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge no outstanding issues. The applicant is requesting no variances with the proposed PDR zoning. Staff is supportive of the proposed PRD zoning to allow three (3) residential units located at 3501 Kavanaugh Blvd. Staff views the request as reasonable. The proposed use of the property for three (3) residential units will be only a minor increase in the current duplex zoning allowance for the property. There are other multi-unit residential properties in the general area. Staff believes the proposed third residential unit on the property will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PRD zoning, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, in the agenda staff report.

PLANNING COMMISSION ACTION:

(FEBRUARY 10, 2022)

Jason Duncan was present, representing the application. There were two (2) objectors present online. Staff presented the application with a recommendation of denial.

Brian Lynch addressed the Commission in opposition to the application. He stated that he lived at 5224 "I" Street for twenty-five years and have watched the area fill up with PRD zonings with rental space. He stated that these rental properties are nice for a while but over time become rundown and the overall condition deteriorates with the constant transient population. He stated that the garage was not suitable for use as an apartment and that the project would add to the parking problem which already exists in the area.

Bart addressed the commission in opposition to the application. He stated that he has lived in the area for twenty years and that to proposal to use a garage as an apartment will eliminate what little parking exists on the property pushing the residence out on the street.

John Duncan addressed the commission as applicant. He stated that his company of Dogwood Homes specializes in this type of urban renewal and that the detached garage would be a budget friendly affordable rental space. He stated that his company were not slumlords and that there was more than an adequate amount of parking remaining on the property.

There was a general discussion between commissioners Vickers, McDonald, and Brooks concerning the condition of the garage and property, amount of parking available versus what is required for the property, and the overall impact the project would have on the general area.

John Duncan addressed the commission as applicant. He stated that the renovation work to the property would be limited to the garage interior only and that it would not have a negative impact on the community.

There was a motion to approve the application subject to all comments and conditions in the staff report. The motion passed by a vote of 10 ayes, 0 nays, 0 absent, 1 open position. The application was approved.