

FILE NO.: Z-8938

NAME: 4221 North Lookout Short-form PD-R

LOCATION: Located at 4221 North Lookout

DEVELOPER:

River Rock Builders, LLC
2024 Arkansas Valley Drive #307
Little Rock, AR 72212

SURVEYOR:

Central Arkansas Engineering
1012 Autumn Road, Suite 2
Little Rock, AR 72211

AREA: 0.25 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Single-family – Inconsistent with the Hillcrest DOD

VARIANCES/WAIVERS REQUESTED: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing a rezoning of this property from R-2, Single-family to PD-R to allow the construction of a new home inconsistent with the Hillcrest Design Overlay District. The applicant is requesting a variance in the Floor Area Ratio allowed per the DOD. The Overlay guidelines allow 3,850 square feet of building area for this 7,000 square foot lot resulting in a maximum FAR of .55. The applicant is requesting to be allowed a building area of 4,368 square feet for a FAR of .62. Due to the topography of the lot the applicant is unable to construct a detached garage. With a detached garage the allowable area would be within the typical Overlay standard.

Additionally there is a small section of the home that is located approximately 4.2-feet from the property line and will be 0.8-feet over the side set-back. The area the home encroaches into the setback is for approximately 20 linear feet of the structure.

B. EXISTING CONDITIONS:

This area of North Lookout is single-family. Located across North Lookout to the west is Alsop Park. The elevation of the property from North Lookout has a substantial grade sloping down to the street. North Lookout has not been constructed with curb, gutter or sidewalk.

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Provide grading and drainage plan for the proposed driveway that accesses the Rose Street right-of-way.
2. A franchise permit cannot be issued for the proposed circle driveway in the North Lookout Road right-of-way due to vehicle parking in this area.
3. Provide grading and drainage plan for the proposed improvements in the Rose Street right-of-way. A franchise permit will required for all proposed improvements in the Rose Street right-of-way.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer is available for the project.

Entergy: No comment received.

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. A short water main extension may be needed to provide water service to this property at Lot 14.

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

County Planning: No comment.

GATA: Less than ½ mile to #21 bus stop at Cantrell and Lookout.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: If the building to be constructed is between 0 and 4 feet from the property line, that portion of the structure is required to be of one-hour fire resistance construction. Openings in that wall are restricted to varying degrees however, no openings are allowed in walls closer than 3 feet from the property line. An exception is that if there is a dedicated, platted, side yard building line which effectively serves as the permanent separation distance [for adjacent properties as well], which cannot be amended or moved, the development must comply with the provisions of R104.11, 2012 IRC.

Planning Division: This request is located in the Heights/Hillcrest Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density allows 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 rezoning from R-2 (Single Family District) to PDR (Planned District Residential) to allow for the development of a single family house on this site (not meeting all the requirements of the DOD). The site is within the Hillcrest Design Overlay District.

Master Street Plan: North Lookout Drive is a Collector on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. 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: No comment on this single-family development.

G. SUBDIVISION COMMITTEE COMMENT: (April 23, 2014)

The applicant was not present. Staff presented the item stating they would work with the applicant to resolve any outstanding technical issues associated with the request prior to the public hearing. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised cover letter to staff addressing the issues raised at the April 23, 2014, Subdivision Committee meeting. The request is a rezoning from R-2, Single-family to PD-R to allow the construction of a new single-family home. The Hillcrest Design Overlay District has specific development criteria related to setbacks, lot coverage, floor area ratio and maximum building height. The ordinance states property, if for any reason, that cannot be developed without violating the standards of the DOD shall be reviewed through the planned zoning district section of the zoning ordinance, with the intent to devise a workable development plan which is consistent with the purpose and intent of the overly ordinance.

The exterior of the home is proposed with a combination of masonry brick veneer, natural stone veneer, and painted fiber cement siding. Aluminum clad windows will be used along with insulated steel full view glass doors and solid wood entrance door.

The home is proposed with two and one-half (2 ½) stories. The maximum building height proposed is 35-feet (34.34-feet). The Overlay guidelines allow 3,850 square feet of building area for this 7,000 square foot lot resulting in a maximum FAR of .55. The applicant is requesting to be allowed a building area of 4,368 square feet for a FAR of .62. According to the applicant due to the topography of the lot the applicant is unable to construct a detached garage. With a detached garage the allowable area would reduce the 3,701 square feet to well within the typical Overlay standard. The maximum lot coverage allowed per the DOD is 50-percent for lots in excess of 4,500 square feet. This includes all structures under roof. The lot coverage as proposed is 31-percent.

The front yard setback is to be located at 15-feet or within a ten percent variation of the adjacent homes. The applicant has indicated the front yard setback will be 31.24-feet and based on the survey provided this will align with the adjacent homes within the variation allowed per the DOD.

A section of the home is located 4.2-feet from the property line which is 0.8-feet over the side set-back along the western perimeter. The area the home encroaches into the setback is for approximately 20 linear feet of the structure. The remainder of the home is located outside the required side yard setback.

The applicant has indicated fencing and accessory structures will be allowed per the R-2, Single-family Zoning District. Any accessory structure must also comply with the development criteria of the Hillcrest DOD. The applicant is also requesting the allowance of Home Occupations as typically allowed in the residential zoning district.

Staff is supportive of the request. Staff does not feel the placement of the single-family home as proposed will adversely impact the area.

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:

(MAY 15, 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.

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 9 ayes, 0 noes and 2 absent.