

FILE NO.: Z-7637-A

NAME: Kavanaugh Court HPR Short-form PD-R

LOCATION: Located on the Southwest corner of Kavanaugh Boulevard and Louise Street

DEVELOPER:

Kavanaugh Court HPR
Brian Teeter
50 Edgehill Road
Little Rock, AR 72207

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72066

AREA: 0.25 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: R-3, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Recognize existing four (4) units located on the site contained within two (2) buildings.

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Kavanaugh Court HPR consists of four (4) condominium units located at the corner of Kavanaugh Boulevard and Louise Street. The property addresses are 1319 and 1321 Kavanaugh Boulevard and 419 and 421 Louise Street. The units are currently zoned R-3, Single-family. The owners desire to rezone the site to PD-R to recognize the existing use of the property. The buildings were erected in 1924 and appear to have been originally constructed as four (4) separate units and originally intended to serve as multi-family. The original footprints and

foundations are in use today and do not appear to have been expanded or additions made to the original structure. The units have been individually owned since 1984. The date in the Kavanaugh Court Property Owners By-laws, filed with the Pulaski County Circuit Clerk, is dated 1984.

The owners have recently learned the current single-family zoning is a hindrance to selling the units as condos. Prospective buyers are unable to obtain traditional financing due to the current zoning being inconsistent with the current use. The rezoning to PD-R to recognize the condo development will allow for future sales of the units.

B. EXISTING CONDITIONS:

The site contains two (2) buildings which each contain two (2) units. This area of Kavanaugh has a mixture and single-family and two-family residences. Louise Street intersects Kavanaugh Boulevard in a curve making it difficult to see oncoming traffic. The primary use to the west is single-family.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property 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:

No comment.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer main extension required if property is ever split. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. A single phase power line exists along Kavanaugh Blvd to the north, along Louise Street to the west and along the rear property line to the south. Please contact Entergy if any adjustments are required due to changes to structures on the property. Clearances to power lines will need to be considered if this is the case.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No comment received.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

CATA: The area is currently served by CATA at this location via Routes 1 and 8. This location is currently in our long range planning. The proposal has no impact to current service. Maintaining the bicycle and pedestrian way in this area is important to accessing transit; an important feature for future planning and development of this area.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the Heights/Hillcrest Planning District. The Land Use Plan shows Residential High Density (RH) for this property. The Residential High Density category provides for residential development of more than twelve (12) dwelling units per acre. The applicant has applied for a rezoning from R-3 (Single Family District) to PDR (Planned District Residential) to recognize the existing residential structures on the site. The site is within the Hillcrest Design Overlay District.

Master Street Plan: Kavanaugh Boulevard is a Collector and Louise Street is a Local Street on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. 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". 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 along Kavanaugh Boulevard. Bike Routes require no additional right-of-way but only a sign or sharrow.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (April 1, 2015)

The applicant was not present. Staff stated there were no outstanding technical issues associated with the request. Staff stated the requested rezoning to PD-R was to recognize the existing four (4) units located within two (2) buildings on this single lot. 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 in need of addressing raised at the April 1, 2015, Subdivision Committee meeting. The owner of Kavanaugh Court HPR are requesting a rezoning from R-3, Single-family to PD-R to allow the recognition of four (4) condominium units located at the corner of Kavanaugh Boulevard and Louise Street. The units are individually owned and the owners desire to rezone the site to PD-R to recognize the existing use of the property.

The buildings were erected in 1924 and appear to have been originally constructed as four (4) separate units and originally intended to serve as multi-family. The original footprints and foundations are in use today and do not appear to have been expanded or additions made to the original structure. The units have been individually owned since 1984 and the Kavanaugh Court Property Owners By-laws, were filed with the Pulaski County Circuit Clerk, in 1984.

The owners are requesting the rezoning to aid in the future sale of the individual units. The current single-family zoning is sometimes a hindrance to selling a unit as condo. There are times prospective buyers are unable to obtain traditional financing due to the current zoning being inconsistent with the current use. The rezoning to PD-R will recognize the condo development and allow ease in the future sale of the units.

To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning of the site from R-3, Single-family to PD-R to recognize the existing condo development is appropriate. There are no exterior or structural changes proposed with this rezoning request. The rezoning is only to recognize the existing buildings and condo units located on the site.

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:

(APRIL 23, 2015)

The applicant was present. There were no registered objectors present. Staff presented them 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 by a vote of 11 ayes, 0 noes and 0 absent.