

FILE NO.: Z-4336-TT

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NAME: Metropolitan Housing Authority, Powell Towers, Short-form POD

LOCATION: Located at 1010 Wolfe Street

DEVELOPER:

Housing Authority of the City of Little Rock  
100 South Arch Street  
Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

Metropolitan Housing Authority – Owner  
Blew and Associates – Agent

SURVEYOR:

Blew and Associates  
Sebrina Ricks  
3825 North Shiloh Drive  
Fayetteville, AR 72703

AREA: 2.106-acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8 – Central City

CENSUS TRACT: 45

CURRENT ZONING: O-2, Office and Institutional

ALLOWED USES: Office/Institutional

PROPOSED ZONING: POD

PROPOSED USE: O-2, Office and Institutional uses – Allow the creation of a 2-lot plat with variances from setbacks and the minimum parking requirement

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The site consists of Lots 1 – 12, Block 13, Marshall & Wolfe's Addition to the City of Little Rock, Pulaski County, Arkansas and is located at 1010 Wolfe Street. The site contains approximately 2.11-acres. All lots are currently zoned O-2, Office and Institutional District. Jesse Powell Towers (with 169 living units) and an Administrative Building for the Metropolitan Housing Authority are both located on the site. There are 65 parking spaces around the Powell Towers, 10 spaces next to the administrative building and a 25-foot building setback along all four (4) sides of the overall site.

The site is not currently in compliance with the O-2, Office and Institutional Zoning District regulations due to the 65 parking spaces for Powell Towers (85 required) and the administrative building encroaches into the 25-foot building setback along 10<sup>th</sup> Street and Wolfe Street. The applicant is proposing a replat of the lots to allow the creation of two (2) lots. With the replat the two (2) lots will be below the 2-acre minimum lot size per the O-2, Office and Institutional Zoning District. Therefore the applicant is requesting approval to rezone the site to POD, Planned Office Development, to allow the lot split as proposed. The current use of each structure on the proposed tracts will remain the same with no additional development.

The lot split would allow the existing Powell Towers which will consist of 1.512 acres and the administrative office building which will consist of 0.598-acres.

B. EXISTING CONDITIONS:

The site is located within the Campus of the Arkansas Children's Hospital. The hospital and emergency room are located in the building to the north. There are office and clinics located in buildings to the east, south and southeast. There are parking lots located around the campus to serve the hospital patients and staff.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Capitol Hill Neighborhood Association and the Central High Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A 20 foot radial dedication of right-of-way is required at the intersection of Battery Street and 10<sup>th</sup> Street.
2. A 20 foot radial dedication of right-of-way is required at the intersection of Wolfe Street and 10<sup>th</sup> Street.
3. A 20 foot radial dedication of right-of-way is required at the intersection of Wolfe Street and 11<sup>th</sup> Street.

4. A 20 foot radial dedication of right-of-way is required at the intersection of Battery Street and 11<sup>th</sup> Street.
5. Repair or replace any curb and gutter, sidewalk, and access ramp that is damaged or not in compliance with ADA recommendations in the public right-of-way prior to occupancy.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Private sewer available to this site.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. Service is already provided to the two structures located on this property. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint 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. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
4. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
5. 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.
6. Contact Central Arkansas Water regarding the size and location of the water meter.
7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central

Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.

8. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
9. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.
10. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

F. Building Codes/Landscape:

Building Code: No comment.

Landscape: No comment.

G. Transportation/Planning:

Rock Region Metro: The site is located on Rock Region Metro route #3 – the Baptist Medical Center route.

Planning Division: This request is located in Central City Planning District. The Land Use Plan shows Residential High Density (RH) for this property. The Residential High Density category accommodates residential development of more than twelve (12) dwelling units per acre. The applicant has applied for a rezoning from O-2 (Office and Institutional District) to POD (Planned Office Development) to allow the creation of two (2) lots – one for the existing office building and the second for the existing residential tower.

Master Street Plan: North of the property is West 10<sup>th</sup> Street and it is shown as a Local Street on the Master Street Plan. East of the property is Wolfe Street and it

is shown as a Local Street on the Master Street Plan. South of the property is West 11<sup>th</sup> Street and it is shown as a Local Street on the Master Street Plan. West of the property is South Battery Street and it is shown as a Collector on the Master Street Plan. The primary function of a Collector is to provide a connection from Local Streets to Arterials. 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". 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 are no bike routes shown in the immediate vicinity.

H. SUBDIVISION COMMITTEE COMMENT: (June 6, 2018)

The applicant was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff requested the applicant provide a drawing which indicated the proposed lot line.

Public Works comments were addressed. Staff stated radial dedications were required on all the abutting streets. Staff stated any curb, gutter or sidewalk which was damaged in the public right of way was required to be repair or replaced prior to the issuance of the final plat.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicant submitted a revised plat to staff addressing most of the technical issues associated with the request raised at the June 6, 2018, Subdivision Committee meeting. The applicant has indicated the proposed lot lines and indicated the existing drive as a cross access and utility easement.

The request is to allow a replat of 12 lots within Block 13 of the Marshall & Wolfe's Addition within the City of Little Rock. The site contains approximately 2.11-acres and is zoned O-2, Office and Institutional District. The Jesse Powell Towers (with 169 living units) and an Administrative Building for the Metropolitan Housing Authority are both located on the site. The applicant is seeking the replat to allow the Jesse Powell Towers on one lot and the administrative office on the second lot.

There are 65 parking spaces around the Jesse Powell Towers and 10 spaces adjacent to the administrative building. There are encroachments into the 25-foot building setback along all four (4) sides of the overall site. The zoning ordinance typically requires one and one-half (1 ½) parking spaces per multifamily unit. Based on this typical standard a total of 85 parking spaces would be required to serve the residential tower. Parking for an office building is typically based on one (1) parking space per 400 gross square feet of floor area. The administrative office contains 5,602 square feet of floor area. This would result in a typical parking requirement of 14 parking spaces. As indicated there are 65 parking spaces to serve the residential tower and ten (10) to serve the office use.

With the replat the two (2) lots will be below the 2-acre minimum lot sized per the O-2, Office and Institutional Zoning District. The lot split allows the existing Jesse Powell Tower lot to consist of 1.512-acres and the administrative office building to consist of 0.598-acres.

Staff is supportive of the applicant's request. The applicant is seeking approval of the rezoning to PD-O, Planned Development Office, to allow the creation of a two (2) lot plat for the existing developed site. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning to allow the lots as proposed is appropriate.

J. 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.

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PLANNING COMMISSION ACTION:

(JUNE 28, 2018)

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. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes, 1 absent and 1 recusal (Commissioner Laha).