

FILE NO.: Z-9343

---

NAME: 1873 South Cross Street Short-form PD-R

LOCATION: 1873 South Cross Street

DEVELOPER:

Josh Simon  
1800 Lynette Drive  
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Josh Simon, Owner

SURVEYOR/ENGINEER:

Brooks Surveying, Inc  
20820 Arch Street Pike  
Hensley, AR 72065

AREA: 0.17-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8 – Central City

CENSUS TRACT: 47

CURRENT ZONING: R-4, Two-family

ALLOWED USES: Single-family and Two-family

PROPOSED ZONING: PD-R

PROPOSED USE: Recognize an existing triplex

VARIANCE/WAIVERS: None requested.

---

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from R-4, Two-family District to PD-R, Planned Development Residential, to recognize an existing triplex located on the property. A building permit was issued for the property in December 2010, to allow units A – C to be “brought up to code”. The renovations have been

completed and the applicant is seeking approval of the rezoning to recognize the three (3) units as currently exist.

B. EXISTING CONDITIONS:

The site contains a recently renovated triplex. The site sits on the corner of West 19<sup>th</sup> Street and South Cross Street. Both streets are constructed with curb and gutter. There is a sidewalk in place along this property frontage on South Cross Street. There is also a sidewalk in place along the property frontage on West 19<sup>th</sup> Street. The area is predominately single-family homes with a scattering of two (2) family homes. Along Wright Avenue to the north there are non-residential uses including Dunbar Middle School, Union AME Church and property owned by Arkansas Baptist College.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Downtown Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy. The sidewalk adjacent to Cross Street is damaged and should be repaired.
2. A 20-foot radial dedication of right-of-way is required at the intersection of South Cross Street and West 19<sup>th</sup> Street.
3. West 19<sup>th</sup> Street is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25-feet from centerline will be required.
4. South Cross Street is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25-feet from centerline will be required.
5. The West 19<sup>th</sup> Street driveway apron should be removed and access taken from the paved alley located in the rear of the property.

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

Little Rock Water Reclamation Authority: Sewer available to this site. Retain any existing sewer easements. Contact Little Rock Water Reclamation Authority for additional information.

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 existing building. Contact Entergy in advance to discuss electrical service requirements or adjustments to existing facilities.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No objection. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

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 not located on a dedicated Rock Region Metro Route.

Planning Division: This request is located in the Central City Planning District. The Land Use Plan shows Residential Low (RL) for this property. The Residential Low Density (RL) category provides for single family homes at densities not to exceed six (6) units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than six (6) units per acre. The applicant has applied for a rezoning from R-4 (Two Family District) to PDR (Planned Development Residential) to recognize an existing triplex.

Master Street Plan: South Cross Street and West 19<sup>th</sup> Street are both shown as Local Streets on the Master Street Plan. 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 are no bike routes shown in the immediate vicinity.

H. SUBDIVISION COMMITTEE COMMENT: (July 18, 2018)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff requested the applicant provide a parking area on site, in the rear yard

accessed from the alley. Staff stated the parking area could be constructed with gravel.

Public Works comments were addressed. Staff stated a radial dedication or right of way was required at the intersection of South Cross and West 19<sup>th</sup> Streets. Staff stated the existing concrete apron on West 19<sup>th</sup> Street should be removed. Staff requested the applicant improve the sidewalks along South Cross Street.

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:

There were no outstanding technical issues associated with the request in need of addressing via a revised site plan. The applicant has agreed to provide a graveled surfaced parking pad in the rear yard of the site to allow for three (3) off-street parking spaces.

The request is a rezoning from R-4, Two-family District to PD-R, Planned Development Residential, to recognize an existing triplex located on the property. Prior to renovations the owner sought and was approved a building permit for the property. The permit was issued in December 2010, to allow units A – C to be “brought up to code”. The renovations have been completed and the applicant is seeking approval of the rezoning to recognize the three (3) units as currently exist.

Parking for a multi-unit development is typically based on one and one-half (1 ½) parking spaces per unit. This would result in a typical parking requirement of four (4) parking spaces. The applicant has indicated a graveled parking pad will be added to the site in the rear yard to allow for three (3) off-street parking spaces. Although the three (3) spaces do not meet the typical ordinance requirement staff is supportive of the applicant’s proposal. There is street parking available on both South Cross and West 19<sup>th</sup> Streets to accommodate any additional necessary parking for the site.

Staff is supportive of the applicant’s request. The applicant is seeking the rezoning to recognize the existing triplex. To staff’s knowledge there are no remaining outstanding technical issues associated with the request. Staff does not feel the rezoning to recognize the existing use will have any adverse impact on the area.

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.

PLANNING COMMISSION ACTION:

(AUGUST 9, 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 10 ayes, 0 noes and 1 absent.