

August 14, 2025

ITEM NO.: 3

FILE NO.: S-1002-C

NAME: Lots 3R and 4R, Block 27, John Barrow Addition – Replat

LOCATION: Immediately South of 3400 Katherine Street

DEVELOPER:

Affordable Housing, Inc.
3224 Shackleford Pass
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Affordable Housing, Inc. (Owner)

Tucker Land Surveying (Agent)

ENGINEER/SURVEYOR:

Tucker Land Surveying
P.O. Box 1021
Cabot, AR 72023

AREA: .28 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 10

CENSUS TRACT: 24.03

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

1. Variance to allow reduced lot width
2. Variance to allow reduced lot area
3. Variance from the lot width-to-depth ratio.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to replat one (1) platted lot and pieces of two (2) other lots into two (2) lots for single family residential development.

B. EXISTING CONDITIONS:

The property is undeveloped and mostly grass covered. A few mature trees exist on the site. A single car driveway is located at the southeast corner of the property.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PLANNING):

1. Drives may not exceed 40% of the lot width.

2. Sign and date.

3. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.

4. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.

5. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.

6. Arkansas Fire Prevention Code 2021 Volume 3 Residential Chapter 4 Foundations Section R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152mm) within the first 10 feet (3048mm). **Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152mm) of fall within 10 feet (3048mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. No Comments

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: - NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Parks and Recreation: No comments received.

County Planning: No Comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: As per 2021 Arkansas Fire Prevention Code Volume III R302.1(1) Single Family Dwellings have the following requirements when dealing with Dwellings that are closer than 7' from the property line:

If the soffit assembly extends inside of 5' from the property line, it must be constructed with fire treated materials. 5/8" Type "X" Drywall, stucco, fire treated plywood or some other fire treated material on underside of the soffit, fire treated fascia, elimination of soffit vents and gable vents and crawl space vents on the affected portion of the wall. Note: Vents must be relocated to ensure proper venting of the attic space.

- a. **Exceptions to this are to fire block this section of the exterior wall from the top plate to the underside of the roof decking and to fire caulk the blocking at all joints.**

Landscape: No Comments

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

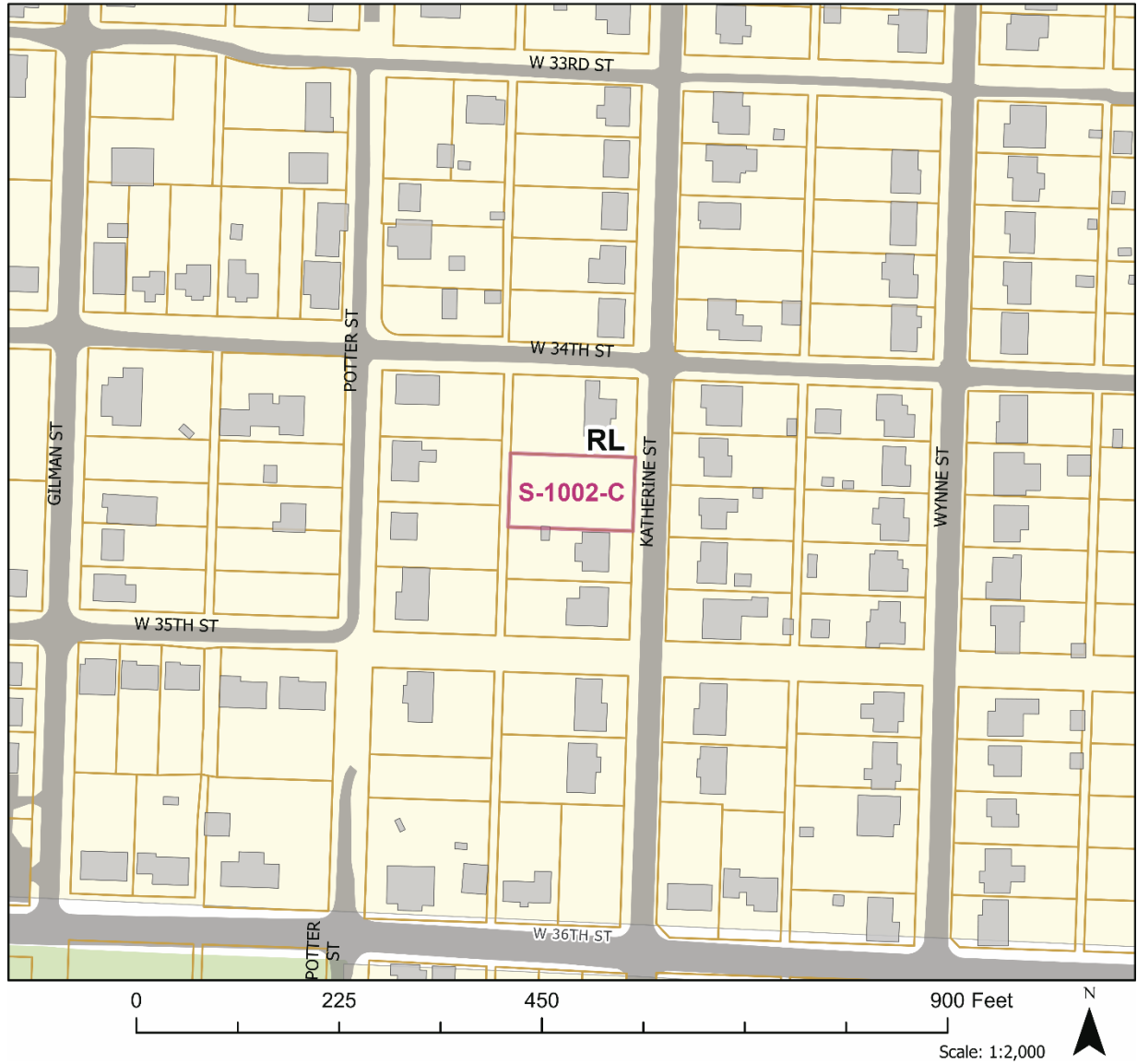
Planning Division:

Land Use Plan:

The request is in the Boyle Park Planning District, District 10. The development principles of the district include supporting infill residential development and improvement of street and drainage infrastructure. The Land Use Plan shows Residential Low Density (RL) use for the requested area. The Residential Low Density (RL) use 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 remains less than 6 units per acre. The application requests to replat a residential lot into two smaller lots.

The area surrounding the application is Residential Low (RL) density use and is characterized by single-family homes.

Future Land Use Plan for S-1002-C



This site is not located in an Overlay District.

Master Street Plan:

Katherine Street is designated as a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Master Street Plan for S-1002-C



Bicycle Plan:

Katherine Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant proposes to replat one (1) platted lot and pieces of two (2) other lots into two (2) lots for single family residential development. The property is undeveloped and mostly grass covered. A few mature trees exist on the site. A single car driveway is located at the southeast corner of the property.

The property is comprised of the north half of Lot 3, all of lot 4 and the south 10 feet of Lot 5, Block 27, John Barrow Addition. The applicant proposes to replat the property into two (2) lots (Lots 3R and 4R), with proposed lot sizes as follows:

- Lot 3R - 41.12 feet (average) x 144.83 feet (average)
approximately 5,955 square feet
- Lot 4R - 41.11 feet (average) x 144.69 feet (average)
Approximately 5,948 square feet

The applicant is requesting three (3) variances with the proposed replat. Section 36-254 (d)(4) of the City's Zoning Ordinance requires a minimum lot width of 50 feet and a minimum lot area of 6,000 square feet. Therefore, the applicant is requesting variances for reduced lot width and reduced lot area.

Section 31-232 (b) of the City's Subdivision Ordinance states that no residential lot shall be more than three (3) times as deep as it is wide. The applicant is requesting a variance from this requirement for the two (2) proposed lots. Staff is supportive of the requested variances. All of the variances are relatively minor issues.

The applicant submitted additional information to staff as requested. To Staff's knowledge, there are no outstanding issues associated with this application. Staff supports the requested replat.

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I. STAFF RECOMMENDATION:

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