

June 12, 2025

ITEM NO.: 3

FILE NO.: Z-9094-A

NAME: Neal Duplex- Conditional Use Permit

LOCATION: East Side of the 1200 Block of Dennison Street

DEVELOPER/OWNER:

Sheila Neal (Owner)
1601 Hunters Chase Road
Jacksonville, AR 72076

AUTHORIZED AGENT:

Telly Clemmons (Agent)
51 Baltimore Street
Little Rock, AR 72206

SURVEYOR/ENGINEER:

Bond Consulting Engineers, Inc.
2601 T.P. White Drive
Jacksonville, AR 72076

AREA: 0.17 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 45

CURRENT ZONING: R-3

VARIANCE/WAIVERS:

None Requested

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow the construction of a duplex on the R-3 zoned property located on the east side of the 1200 Block of Dennison Street.

B. EXISTING CONDITIONS:

The R-3 zoned lot is currently vacant and grass covered. An old concrete drive/parking pad is located at the northwest corner of the lot. The property is located in an area of mixed zoning and uses. R-3, R-4, PD-R, POD, C-3 and I-2 zoning is located in the immediate area.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. Driveway shall be 5ft off the property line from the street connection to the property line then you could meander back.
2. Show the dimension between the building and the south property line.
3. Note that your parking cannot shed water to the north onto your neighbor.
4. 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 (3,048 mm). 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):

No Comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. 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.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

One- or Two-Family Residential Developments.

As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.

The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

1. 1 hr. separation between units required

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

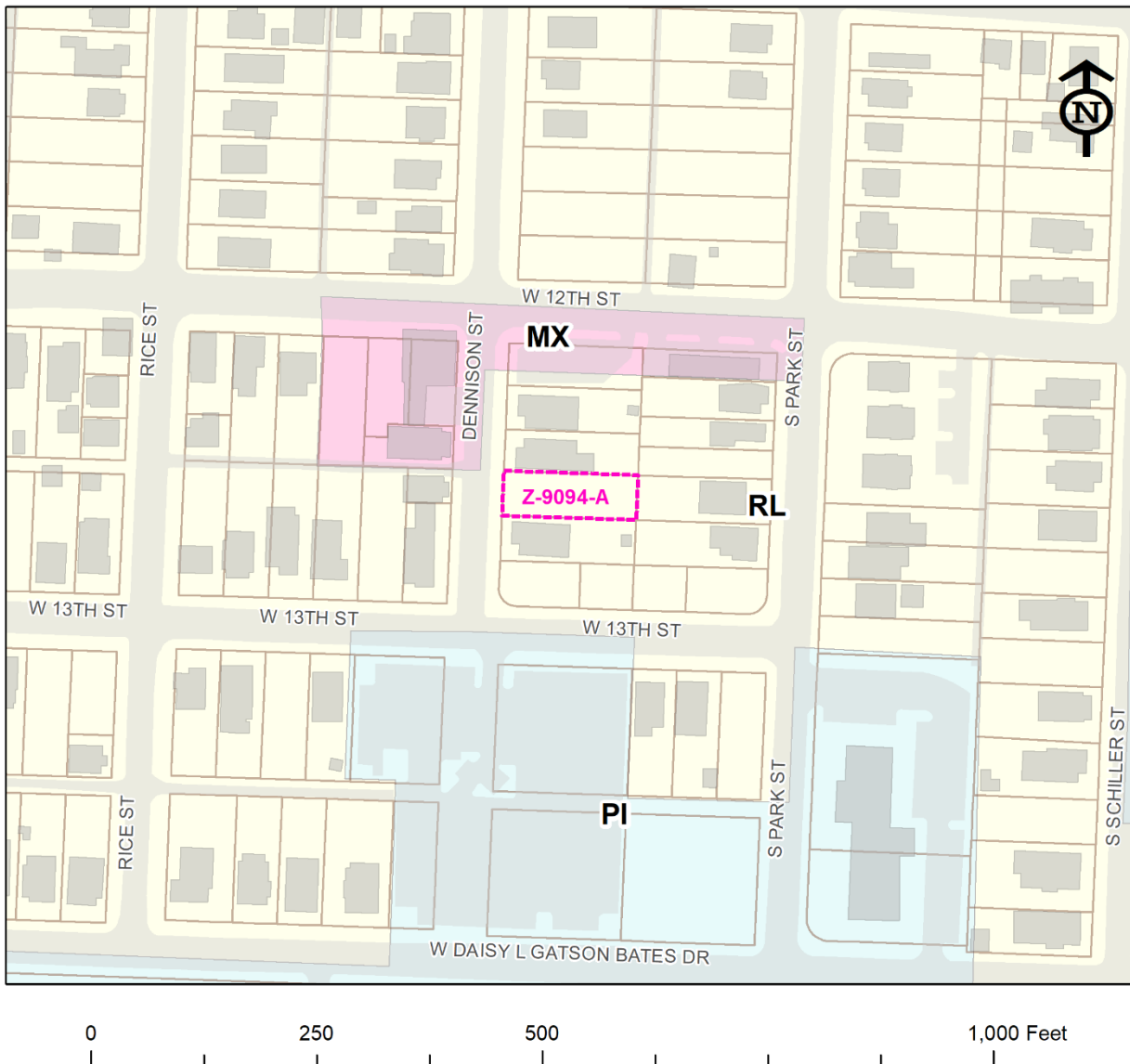
G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Central City Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) 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 is for a Conditional Use Permit (CUP) to allow for the use of the property as a duplex.

Future Land Use Z-9094-A



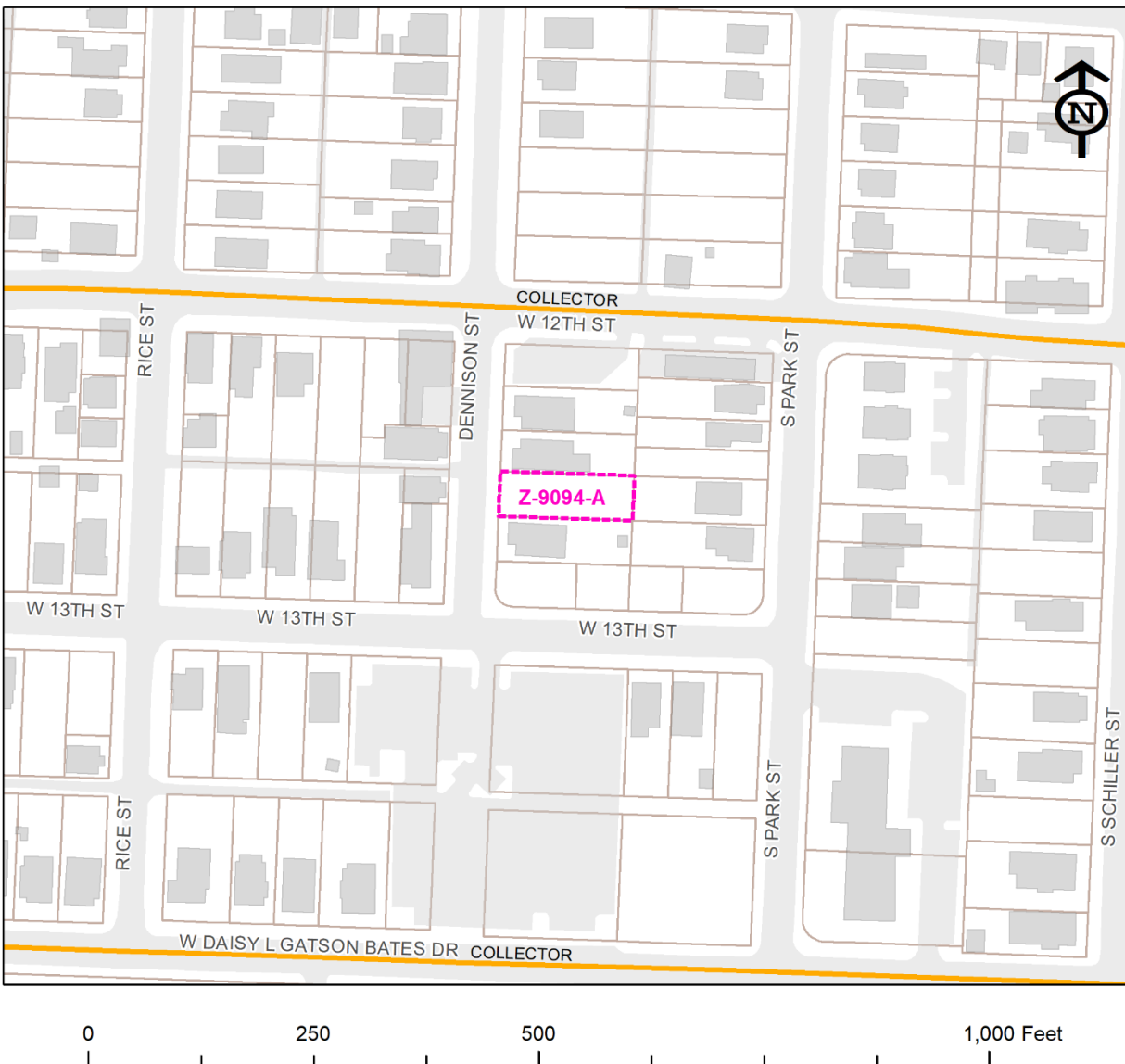
The area surrounding the application site is designated for Residential Low density (RL) use and is characterized by triplexes, duplexes, and single-family residences. The area to the north of the site is designated for Mixed Use (MX) and provides for a mixture of residential, office, and commercial uses to occur. The area is characterized by neighborhood businesses and residential units. To the south of the site is designated Public/Institutional (PI) and provides for public and quasi-public facilities. The PI area is characterized by the Little Rock Central High School National Historic Site Visitor Center and parking for the school and center.

Design Overlay District

The application site is located in the Central High Neighborhood Design Overlay District (Ord. 20,180) (DOD). The purpose of the DOD is to create a quality vital atmosphere for businesses (commercial or office) and residents through protecting the historical architectural integrity and sense of place of the district, by encouraging historic rehabilitation of existing structures, and in-fill development which is fully compatible with existing, historic building stock. Buildings, parking area, signage, landscaping, and street furnishings should all be designed to complement and encourage pedestrian use both day and evening. Proper planning is necessary to ensure visual clutter is avoided.

Plans for new construction, additions and modifications shall be submitted to the Department of Planning and Development. The Department will review plans for consistency with the DOD design standards and site requirements. The applicant will be required to submit architectural drawings of the proposed structure when applying for building permits.

Master Street Plan Z-9094-A



Master Street Plan:

Dennison 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. The Central High Neighborhood Design Overlay District requires sidewalks on both sides of public streets and additional landscaping requirements.

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

This subject site is the previous location of a historic residence at 1215 Dennison Street (PU3707) and is located in the Central High School Neighborhood National Register Historic District, a block and a half north of the Central High School National Historic Landmark. The historic residence was constructed c. 1915 as a one-story wood frame dwelling with a full one-story front porch in the Craftsman style. A detached accessory building for automobile storage was located at the rear northeast corner of the lot (see 1939 Sanborn Map). The site was demolished sometime between 1991 and 1998.

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The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. Staff advocates that the proposed residential infill construction consider its potential adverse impacts to adjacent historic sites within the Central High School Neighborhood Historic District and the surrounding context of the Central High School National Historic Landmark. Staff finds the site plan showing proposed parking located at the rear of the property accessed by a side drive will not have an adverse impact and will positively affect the existing historic fabric and context of the area.

H. ANALYSIS:

The applicant is requesting a conditional use permit to allow the construction of a duplex on the R-3 zoned property located on the east side of the 1200 Block of Dennison Street. The R-3 zoned lot is currently vacant and grass covered. An old concrete drive/parkin pad is located at the northwest corner of the lot. The property is located in an area of mixed zoning and uses. R-3, R-4, PD-R, POD, C-3 and I-2 zoning is located in the immediate area. The property is located in the Central High Design Overlay District.

The proposed duplex will be 30.7 feet by 49.8 feet in area (1,528 square feet). A small front porch will be located on the front of the structure. The duplex will be located 15 feet back from the front (west) property line and over 80 feet from the rear (east) property line. The structure will have side setbacks of 6.1 feet and 13.1 feet. The proposal building setbacks conform with ordinance standards.

There will be a concrete driveway from Dennison Street at the northwest corner of the lot. A 10-foot-wide drive will run along the north property line to the rear yard area. The drive will lead to a small parking pad in the rear yard area. There will also be a sidewalk along the front property line in the right-of-way. A sidewalk will be located between the front porch and the sidewalk within the right-of-way.

The parking pad in the rear yard area will contain four (4) parking spaces. Section 36502 of the City's Zoning Ordinance requires a minimum of three (3) spaces for a duplex. The proposed parking complies with ordinance standards. Additionally, the parking area complies with the Central High DOD, as it is located in the rear yard area.

The exterior of the structure will be constructed of horizontal siding of asphalt roof shingles. The applicant notes that the roof pitch will comply with the DOD (8:12 or greater). The structure will be one (1) story in height (under 35 feet).

Staff is supportive of the requested CUP. Staff believes that the request is reasonable. The property owner will live in half of the duplex and rent out the second duplex unit. The property is located in an area of mixed zoning and uses.

I. STAFF RECOMMENDATION:

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