

April 10, 2025

ITEM NO.: 2

FILE NO.: Z-10123

NAME: Gamzu Duplex – Conditional Use Permit

LOCATION: 2016 South Van Buren Street

AGENT:

Eric James
6834 Cantrell Rd
Little Rock, AR 72207
(501) 299-6699

OWNER:

Gamzu Property Investment LLC
6831 Cantrell Road #1844
Little Rock, AR 72207

ENGINEER/SURVEYOR:

West Land Surveying
420 Highway 287
Vilonia, AR 72173

AREA: .17-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 9

CENSUS TRACT: 19

CURRENT ZONING: R-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow for the construction of a duplex structure on R-3 zoned property.

B. EXISTING CONDITIONS:

The site contains a 7,550 square foot vacant lot. The request is in the I-630 Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested 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:

1. Extend your driveway to meet S. Van Buren St. and ensure your drive does not exceed 20 feet in width Per City Code 30-43.
2. With what is shown how do you plan on moving the vehicles on site? As of right now the cars have nowhere to back up or maneuver.
3. Arkansas Fire Prevention Code 2021 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.

PUBLIC WORKS:

Van Buren St. is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.

Per City code, 90 degree head-in vehicle parking design must provide at least 38 ft of width with an 18 ft long parking stall and a 20 ft wide maneuvering area. Revise drawing to meet City codes and standards.

The proposed driveway width in the right-of-way cannot exceed 20 ft.

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 comments.

Fire Department:

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.

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 Marshal's 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.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Setbacks of 7 .5' meet requirements with no special construction required.

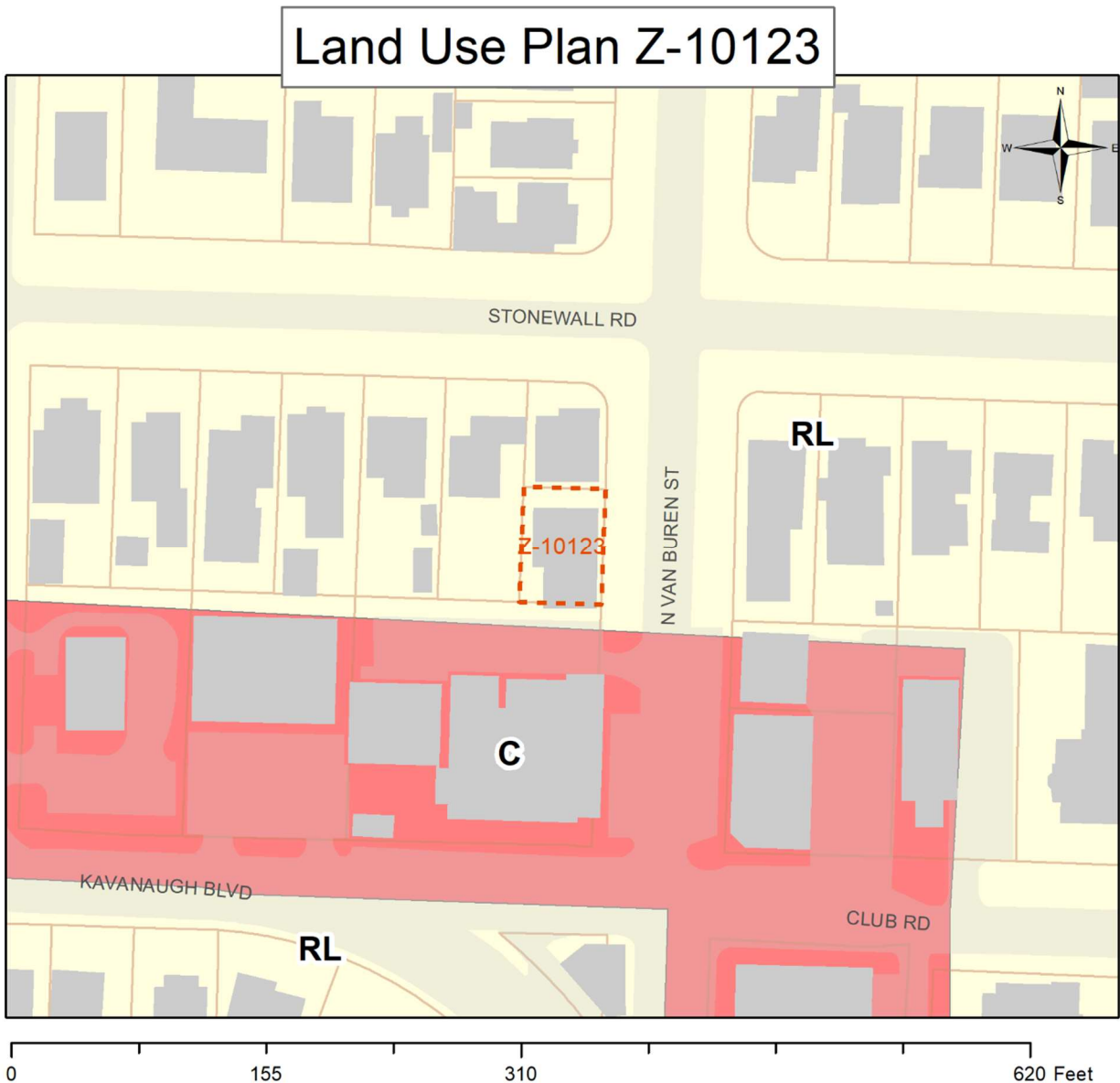
Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Heights/Hillcrest Planning District. The Land Use Plan shows 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 for a Duplex.

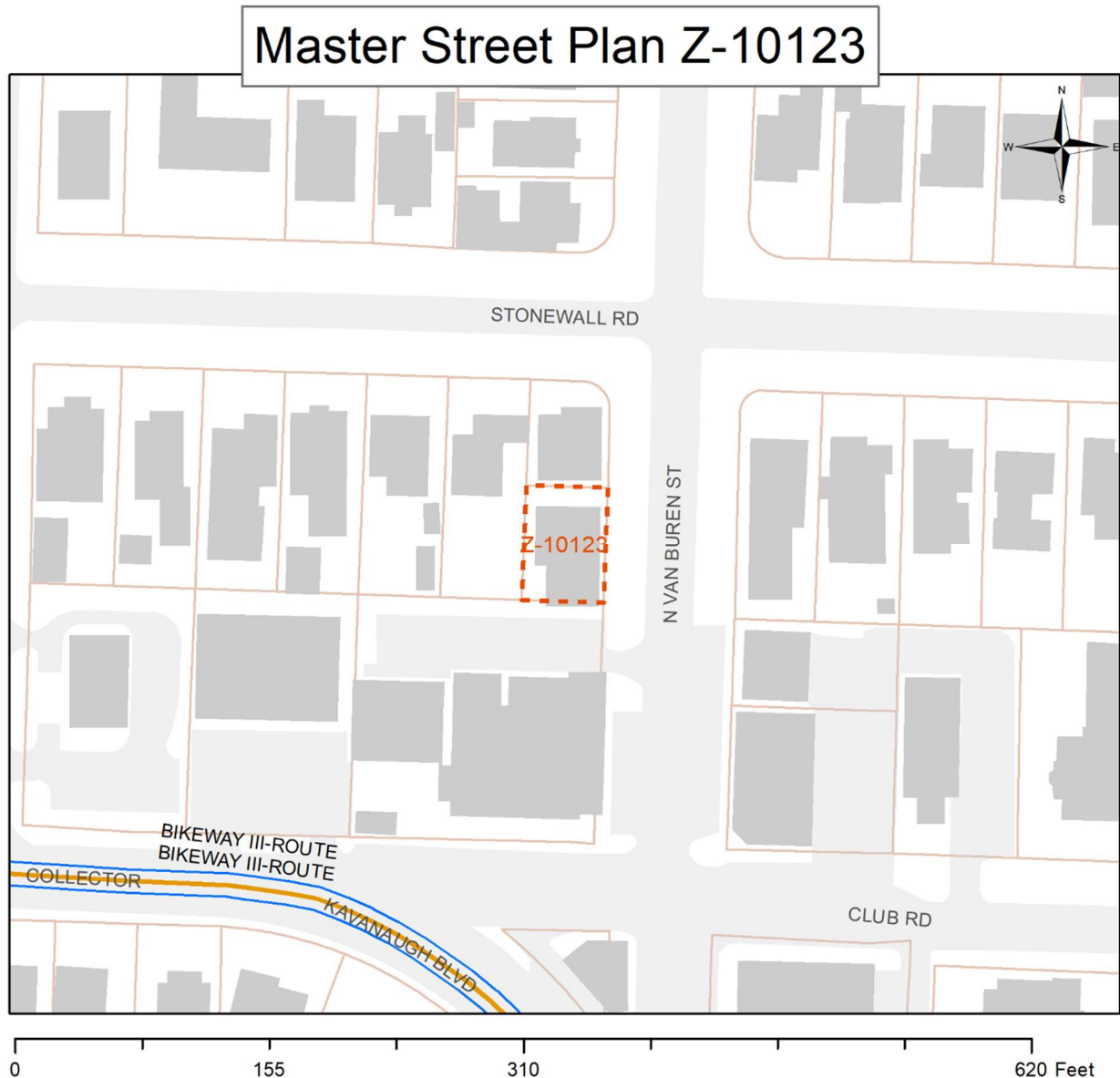


Surrounding the subject site to the north, east and west are single-family residences in established neighborhoods in Low Density Residential area. South of the subject site are businesses in the Commercial area along Kavanaugh Boulevard.

The subject site is located in the Heights Landscape Design Overlay District (Ord. 21787).

Master Street Plan:

N Van Buren Street is 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.



Bicycle Plan:

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

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant is requesting a conditional use permit to allow for the construction of a duplex structure on R-3 zoned property.

The site contains a 7,550 square foot vacant lot. The request is in the I-630 Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area.

The proposed duplex structure will be approximately 2,275 square feet in area (1,138 square feet per unit) and one story in height. The exterior of the structure will be vinyl siding. The proposed structure complies with all ordinances required minimum setbacks from property lines.

There will be three (3) concrete paved off-street parking spaces in the front yard area, with an access drive from South Van Buren Street. The proposed number of parking spaces complies with ordinance requirements. The design of the parking area may need to be adjusted/revised at the time of building permit to assure that there will be adequate maneuvering area.

Any site lighting must be low-level and directed away from adjacent properties.

The applicant notes that there is no bill of assurance for this property.

Staff is in support the requested Conditional Use Permit. The applicant is requesting no variances. Staff believes the request is reasonable and that the proposed duplex is appropriate for this location.

I. STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit request, subject to compliance with comments and conditions noted in paragraph D, E, and F and the staff analysis of the agenda staff report.

PLANNING COMMISSION ACTION:

(FEBRUARY 13, 2025)

The applicant was not present. There was one (1) objector present. There was a motion to defer the application to the March 13, 2025, agenda. There was a second. The vote

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was 9 ayes, 0 nays, 1 absent and 1 open position. The application was deferred to the March 13, 2025, agenda.

PLANNING COMMISSION ACTION:

(MARCH 13, 2025)

The item was deferred to the April 10, 2025 agenda as the applicant failed to notify surrounding property owners as required.