

April 11, 2024

ITEM NO.: 32

FILE NO.: Z-9683

NAME: Jennifer Adkins Addition – PRD – Boundary Street Improvements  
Time Extension Request – Revised PRD

LOCATION: North side of “R” Street (6400 Block)

DEVELOPER:

Forward Properties, LLC  
16609 Cantrell Road STE 12E  
Little Rock, AR 72223-4807

OWNER/AUTHORIZED AGENT:

Forward Properties, LLC  
16609 Cantrell Road STE 12E  
Little Rock, AR 72223-4807

SURVEYOR/ENGINEER:

Joe White and Associates, Inc.  
25 Rahling Circle, Suite A2  
Little Rock, AR 72223  
(501) 214-9141

AREA: 0.45 - acre      NUMBER OF LOTS: 8      FT. NEW STREET: 0 LF

WARD: 3      PLANNING DISTRICT: 3      CENSUS TRACT: 49.01

CURRENT ZONING: PRD

VARIANCE/WAIVERS: None requested.

---

A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:

Per City Code Sec. 31-432, the applicant is requesting an extension of time from the Planning Commission on the previously issued and accepted irrevocable letter of credit by the City for the sidewalk improvements per City’s master street plan adjacent to R Street, McKinley Street, and Alden Lane for the previously approved planned residential development with file No. Z-9683.

B. EXISTING CONDITIONS:

The current planned residential development (PRD) platted as Jennifer Atkins Addition is divided up into eight lots totaling 0.45 acres. The PRD is bordered by three different City streets. R street is adjacent to the south property line. Alden Lane is adjacent to the west property line. McKinley Street is adjacent to the east property line. The Future Land Use Plan shows Residential Medium Density (RM) for five of the lots starting from the west property line moving east. The last three lots are located within the Residential Low Density (RL) area as shown on the Future Land Use Plan.

C. NEIGHBORHOOD COMMENTS: No comments.

D. ENGINEERING COMMENTS: 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 comments.

Fire Department: Life Safety Inspection required.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: No comments received.

Master Street Plan: No comments received.

Bicycle Plan: No comments received.

Historic Preservation Plan: No comments received.

H. ANALYSIS:

Per City Code Sec. 31-432, the applicant is requesting an extension of time from the Planning Commission on the previously issued and accepted irrevocable letter of credit by the City for the sidewalk improvements per City's master street plan adjacent to R Street, McKinley Street, and Alden Lane for the for previously approved planned residential development with file No. Z-9683. The currently zoned PRD, Jennifer Atkns Addition, was approved as File No. Z-9683 by the Planning Commission on May 12, 2022 and later on by the City Board of Directors via Ordinance No. 22,138 on June 21, 2022 officially rezoning the property to PRD. As part of the conditions approved for the PRD mentioned within the staff report, boundary street improvement were required per City's master street plan along R Street, McKinley Street, and Alden Lane. Boundary street improvements as required by the City's master street plan and the conditions of this development's approval were constructed, inspected, and accepted by City staff except for the sidewalk. Developer requested to City staff to issue an irrevocable letter of credit per City Code Sec. 31-431 as an assurance to complete the required sidewalk improvements later in the future. City staff reviewed and accepted the issued irrevocable letter of credit for assurance for completion of the sidewalk improvements.

The irrevocable letter of credit was issued to City staff on May 16, 2023 with an expiration date of May 31, 2024. However, the letter of credit stated if the sidewalk improvements totaling two-hundred fifty (250) square yards were not completed and accepted by the City by February 29, 2024, the applicant will be in default of its obligations to the City of Little Rock as required by application File No. Z-9863. Consequently, the developer filed an application with City staff requesting an extension of time from the Planning Commission per City Code Sec. 31-432. A new irrevocable letter of credit was recently issued to City staff by the developer with a new deadline to complete the sidewalk improvements to cover the City's assurance of completion for the sidewalk improvements until this request is heard and decided upon by the Planning Commission.

I. STAFF RECOMMENDATION:

No staff recommendation required.