

FILE NO.: Z-9149

NAME: 15th and Park Lane Short-form PD-R

LOCATION: Located at 515 – 519 East 15th Street

DEVELOPER:

Daniel Jimenez
301 Brown Street
Little Rock, AR 72205

SURVEYOR:

Cunningham Surveying
2105 Lorance Drive
Little Rock, AR 72206

AREA: 0.35 acres

NUMBER OF LOTS: 3

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8 – Central City

CENSUS TRACT: 46

CURRENT ZONING: R-4, Two-family residential

ALLOWED USES: Single-family

PROPOSED ZONING: PD-R

PROPOSED USE: Single-family residential – reconfigure the lot layout

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to reconfigure three (3) existing lots containing four (4) single-family homes into four (4) lots to recognize the existing conditions of the site. The lots are currently platted as east/west lots. With the replat three (3) of the lots will become north/south lots and the fourth lot will remain platted as an east/west lot. The request for the replat allows the creation of the north/south lots to be created with lot sizes and setback less than the typical setbacks per the R-4, Two-family zoning District.

The zoning district typically requires a minimum lot area of 7,000 square feet with a minimum lot width of not less than 70-feet. The front and rear yard setbacks per the zoning district are 25-feet and the side yard setbacks are to be a minimum of ten (10) percent of the lot width not to exceed five (5) feet.

The lot width of Parcel A is 44.61-feet with a lot area of 4,465.87 square feet. The front setback appears to be 15-feet and the rear setback 22-feet. The side yard setbacks are 5-feet. Parcel B is indicated containing 4,451.74 square feet. The front setback is also 15-feet and the rear yard 22-feet. The side yard setbacks are 5-feet. Parcel C is indicated containing 5,236.98 square feet. The front yard setback is 15-feet and the rear yard setback is 22-feet. The side yard setbacks are 5-feet along the western perimeter and 10-feet along the eastern perimeter. Parcel D contains 7,574.15 square feet. The front yard setback is 15-feet. The rear yard setback is well over 25-feet. The northern side yard setback is 4-feet and the southern side yard setback is 10-feet.

There are no drives along East 15th Street. The residents park in the rear yards of the homes. The plat includes an access and utility easement along the rear of Parcels A, B and C to allow the continued use of the existing gravel drive by the three (3) homeowners. The southern lot also utilizes the driveway for access to a rear parking pad.

B. EXISTING CONDITIONS:

The property is located at the intersection of East 15th Street and Park Lane. There are four (4) homes located on the site. The properties to the north and northeast are vacant and within this general area there are a number of vacant lots. There is one block of single-family homes, then a Little Rock Elementary School and the I-630/I-30 Interchange. The streets are constructed with curb and gutter. There are no sidewalks in place along East 15th Street or Park Lane.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the MacArthur Park Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A 20-foot radial dedication of right-of-way is required at the intersection of East 15th Street and Park Lane.
2. The driveway apron on Park Lane should be narrowed to the width of the shared gravel driveway. Curb and gutter should be installed where driveway apron is removed.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Little Rock Wastewater has a Community Service sewer replacement project in process for 515-519 East 15th Street. Little Rock Wastewater will construct the needed sewer extension and approve the plat provided the property owner furnishes a 10-foot sewer easement to be noted on the plat (must be specifically noted as "Sewer Easement"). The configuration of the required easement should be confirmed with Little Rock Wastewater Technician, Scott Taylor (501.688.1449), prior to filing the plat.

Entergy: Entergy does not object to this proposal. Service is already being provided to the existing structures at the rear of the property. Caution should be used in constructing or utilizing parking pads in the rear of these houses when near electrical power lines or poles. Contact Entergy regarding facilities locations or adjustments to existing facilities (if any) if deemed necessary.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. 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.

Rock Region Metro: Location served nearby by METRO route 6 Granit Mtn. Provide pedestrian infrastructure for access to the transit route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in Central City Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low 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 remain less than 6 units per acre. The applicant has applied for a rezoning from R-4, Two-family to PD-R (Planned District Residential) to replat three (3) existing residential lots into four (4) residential lots which do not comply with the typical minimum standards of the zoning district.

Master Street Plan: To the north of the property is East 15th Street, to the east of the property is Park Lane and they are both Local Streets on the Master Street Plan. The primary function of Local Streets 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.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (July 20, 2016)

The applicant was present. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff stated the final plat to be recorded with the County Clerk's office should only include easements, access easements and platted building lines. Staff requested the applicant include a note on the site plan indicating any future fences or accessory structures.

Public Works comments were addressed. Staff stated a 20-foot radial dedication of right of way was required at the intersection of East 15th Street and Park Lane. Staff stated the driveway apron on Park Lane should be narrowed to the width of the shared gravel drive.

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.

H. ANALYSIS:

The applicant submitted a revised cover letter to staff addressing comments raised at the July 20, 2016, Subdivision Committee meeting. The applicant has indicated any future fences and/or accessory structures would be placed as typically allowed within the single-family zoning district. The applicant has also indicated the gravel drive will be reduced with the final platting of the lots. The applicant has also indicated the radial dedication of right of way will be included on the final plat submitted for recording.

The proposal is to allow a rezoning of three (3) existing residential lots to PD-R, Planned Development Residential, to create a plat/plan reconfiguring the lot layout. The three (3) existing lots contain four (4) single-family homes. The request is to create the four (4) lots to recognize the existing conditions of the site. The lots are currently platted as east/west lot. With the replat three (3) of

the lots will become north/south lots and the fourth lot will remain platted as an east/west lot.

The request for the replat allows the creation of the north/south lots to be created with lot sizes and setback less than the typical setbacks per the R-4, Two-family zoning District. The zoning district typically requires a minimum lot area of 7,000 square feet with a minimum lot width of not less than 70-feet. The front and rear yard setbacks per the zoning district are 25-feet and the side yard setbacks are to be a minimum of ten (10) percent of the lot width not to exceed five (5) feet.

The lot width of Parcel A is 44.61-feet with a lot area of 4,465.87 square feet. The front setback appears to be 15-feet and the rear setback 22-feet. The side yard setbacks are 5-feet.

Parcel B is indicated containing 4,451.74 square feet. The front setback is also 15-feet and the rear yard 22-feet. The side yard setbacks are 5-feet.

Parcel C is indicated containing 5,236.98 square feet. The front yard setback is 15-feet and the rear yard setback is 22-feet. The side yard setbacks are 5-feet along the western perimeter and 10-feet along the eastern perimeter.

Parcel D contains 7,574.15 square feet. The front yard setback is 15-feet. The rear yard setback is well over 25-feet. The northern side yard setback is 4-feet and the southern side yard setback is 10-feet.

There are no drives along East 15th Street. The residents park in the rear yards of the homes. The plat includes an access and utility easement along the rear of Parcels A, B and C to allow the continued use of the existing gravel drive by the three (3) homeowners. The southern lot also utilizes the driveway for access, which is included in the access easement, to allow access to a rear parking pad.

Staff is supportive of the applicant's request. The applicant is requesting the replat to recognize existing conditions and allow the placement of each individual home on its own individual lot. The replat will allow for future sale of the homes and establishes lot sizes and setbacks for the lots should the homes be damaged or destroyed. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the requested rezoning to the PD-R to create the plat/plan for this site is appropriate.

I. 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 11, 2016)

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 9 ayes, 0 noes and 2 absent.