

FILE NO.: Z-9171

NAME: Levi Short-form PD-R

LOCATION: 622 South Valentine Street

DEVELOPER:

The C Street Group, LLC
c/o Lance Levi
P.O. Box 25761
Little Rock, AR 72225

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.16 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 9 – I-630

CENSUS TRACT: 48

CURRENT ZONING: R-3, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Single-family - allow the creation of two (2) residential lots from an existing single lot

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing a rezoning of the site from R-3, Single-family to PD-R, Planned Development Residential, to allow the creation of two (2) residential lots from an existing 46.8-foot by 131-foot platted lot. The site currently contains a single-family home addressed from South Valentine which will be removed. The new lots will be platted with West 7th Street address. The new lots are proposed 65.5-feet wide and 46.8-feet deep containing a lot area of 3,065 square feet. The

request includes a 11.8-foot front yard setback, a 5-foot rear yard setback and 6.75-foot side yard setbacks.

The applicant indicates the new homes will contain 1,000 to 1,200 square feet of floor area and each will contain a single car carport. The homes are being built with the intention of selling them to future homeowners.

B. EXISTING CONDITIONS:

The site contains a single-family home fronting on Valentine Street. The area contains a number of single-family homes as well as several duplex units. There are two (2) churches located to the north and northeast of this site. To the south is a residential building owned by the Arkansas Association of Kidney Patients. There are no sidewalks in place within the general area.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site and the Capitol View Stiff Station Neighborhood 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 Valentine Street and West 7th Street.
2. The minimum building setback is 20 feet for vehicle parking outside of the public right-of-way.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer main extension required with easements, in order that each separate dwelling must have its own sewer service. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. An existing single phase, power line exists in the alley on the west side of this property. It does not appear to be in conflict with the proposed development. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: 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: The site is located near Rock Region Metro Route #5 – the West Markham Route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the I-630 Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. This category provides for single family homes at densities not to exceed six (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 six (6) units per acre. The applicant has applied for a rezoning from R-3 (Single Family District) to PRD (Planned Residential Development) to allow the existing lot to be reconfigured and allow the construction of two (2) new single-family homes on the new lots.

Master Street Plan: To the East of the property is South Valentine Street and to the south of the property is West 7th Street and they are both shown as Local Streets on the Master Street Plan. The primary function of a Local Street 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: A Class III Bike Lane is shown along South Valentine Street. These Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (October 12, 2016)

Mr. Lance Levi was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff stated the building setback for the carport should be increased to allow a 20-foot front building setback which would allow cars to not block the sidewalk. Mr. Levi stated there were no sidewalks in the area. Staff stated the building setback should be increased to allow for proper clearance should a sidewalk be installed.

Staff questioned the proposed building materials. Mr. Levi stated the materials would be a combination of siding and brick with a low pitch roof to match the character of the neighborhood. Mr. Levi stated his request was to include fencing and accessory structures as allowed in residential zones.

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 chose not to revise the site plan to allow for the 20-foot front building setback as requested by staff at the October 12, 2016, Subdivision Committee meeting. The applicant is seeking approval of the rezoning of the site from R-3, Single-family to PD-R, Planned Development Residential, to allow the creation of two (2) residential lots from an existing 46.8-foot by 131-foot platted lot.

Located on the site is a single-family home fronting on South Valentine which is proposed to be removed. The new lots are proposed with fronts along West 7th Street. The applicant indicates the new homes will contain 1,000 to 1,200 square feet of floor area and each will contain a single car carport.

The new lots are proposed with a 65.5-foot width and a 46.8-foot deep. The new lot areas proposed are 3,065 square feet each. The proposal includes 11.8-foot front yard setbacks, 5-foot rear yard setbacks and 6.75-foot side yard setbacks.

Staff is not supportive of the applicant's request. The applicant has chosen not to include the 20-foot front building line as typically requested by staff on newly created lots. The plat indicates the front building setback at less than 12-feet. A second concern is with the overall livability of the new lots. The proposal includes the placement of the new homes on lots with little outdoor living space. This area of Capitol View Stiff Station has developed with single-family homes on single lots as were previously platted. In areas of the neighborhood in which homes have been built in a different configuration the homes have been constructed on lots which continue to provide a depth of 75 to 100-feet and allows areas for outdoor living. With the new homes located within 5-feet of the rear property line there is limited space for outdoor activities within the rear yard areas of the future homes.

I. STAFF RECOMMENDATION:

Staff recommends denial of the request.

PLANNING COMMISSION ACTION:

(NOVEMBER 3, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item stating the applicant had submitted a written request dated October 25, 2016, requesting deferral of this item to the December 15, 2016, public hearing. Staff stated they were supportive of the deferral request. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes, 2 absent and 1 open position.

STAFF UPDATE:

The applicant submitted a revised site plan to staff which reorients the homes and allows for a greater area of outdoor living spaces. The new plan indicates the placement of one (1) home fronting on South Valentine Street and the second fronting West 7th Street. The request continues to include a two (2) lot plat. The lots are indicated with a 65.35-foot depth and a 46.8-foot width.

The home fronting South Valentine Street is located 8.5-feet from the public right of way (Front yard setback). The side yard setback is indicated at 5-feet along the northern and southern perimeters. The plan indicates a 17-foot rear yard setback. The home is proposed as a 40-foot by 25-foot home with a ten (10) foot wide carport located along the southern façade. Driveway access is from South Valentine Street.

The lot fronting West 7th Street is proposed as a 30-foot by 30-foot home with a ten (10) foot carport located along the western façade of the home. The plan indicates an eleven (11) foot front yard setback and a five (5) foot rear yard setback. The plan indicates a 6.5-foot side yard setback from the western property line and a 19-foot side yard setback on the eastern perimeter.

Based on the new site plan staff is supportive of the applicant's request. Staff previously had concerns with the applicant's proposal due to there being little to no outdoor living space on the proposed lots. With the redesign of the site and allowing one (1) of the homes to face South Valentine Street staff feels the development is more in keeping and blends with the existing development in the area. For the most part the homes in this area have a block face with fronts facing the named streets, in this case South Valentine Street, but there are homes which have a front yard relationship to the numbered streets such as a number of homes east of Valmar Street which front West 7th Street.

To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the creation of the two (2) lots and the construction of the new homes as proposed by the applicant is appropriate. Staff recommends approval of the request subject to compliance with the comments and conditions as noted in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(DECEMBER 15, 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, 1 absent and 1 open position.