

FILE NO.: Z-9259

NAME: 9025 South Heights Road Short-form PD-R

LOCATION: Located at 9025 South Heights Road

DEVELOPER:

Manuel Beaz-Beaz
13743 Appleglenn Cove
Alexander, AR 72002

SURVEYOR/ENGINEER:

Laha Engineering, Inc.
6602 Baseline Road, Suite E
Little Rock, AR 72209

AREA: 0.39 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 2

PLANNING DISTRICT: 14

CENSUS TRACT: 41.08

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: One (1) duplex unit

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing a rezoning of the site from R-2, Single-family to PD-R, Planned Development Residential, to allow the construction of one (1) duplex building on the site. The applicant is proposing the placement of ten (10) parking spaces along South Heights Road. The plan includes an area of open space along the western property line.

B. EXISTING CONDITIONS:

The site is located on South Heights Road, a residential street which was developed prior to the area being annexed into the City limits of the City of Little Rock. There is no curb, gutter or sidewalk in place along this street. The area around this lot is developed with single-family homes. There is a large manufactured home park located to the south of this site which is also accessed by South Heights Road.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Upper Baseline Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that South Heights Road for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to South Heights Road including 5-foot sidewalks with the planned development. The new back of curb should be located 15.5 feet from centerline.
3. Plans of all work in right-of-way shall be submitted for approval prior to start of work. Obtain barricade permit prior to doing any work in the right-of-way from Traffic Engineering, Travis Herbner, 501.379.1805 or therbner@littlerock.gov.
4. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).
5. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
6. Stormwater detention will not apply to the proposed development.
7. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Public Works Traffic Engineering, Travis Herbner, 501.379.1805 or therbner@littlerock.gov for more information.
8. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
9. All driveways shall be concrete aprons per City Ordinance.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Sewer available to this site. Separate service required for each building. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities based on the information provided. There is an existing single phase power line running along the east side of South Heights Road which would be used to feed the proposed development. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
3. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
4. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
5. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

Fire Department:

1. Fire Hydrants. Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 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.
2. Grade. Maintain fire apparatus access roads as per Appendix D of the 2012 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.
3. Loading. Maintain fire apparatus access road design as per Appendix D of the 2012 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.
4. Dead Ends. Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.
 1. Electric gate operators, where provided, shall be listed in accordance with UL 325.
 2. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.
5. 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.
 1. 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.
 2. 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.
6. Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 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 Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

F. Building Codes/Landscape:

Building Code: No comment.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. A minimum eighteen (18) foot wide buffer is required adjacent to the South Heights Road right-of-way.
3. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
4. A land use buffer will be required when an adjacent property has a dissimilar use of a more restrictive nature. Requirements for landscaping in land use buffers shall be the same as perimeter landscaping. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer.
5. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip. Perimeter planting strips as indicated are deficient.
6. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. Transportation/Planning:

Rock Region Metro: Location is served by METRO on Route 23 Baseline, a high ridership route. We recommend providing a sidewalk for access to the transit route.

Planning Division: This request is located in Geyer Springs East Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density category provides for single family homes at densities not to exceed six (6) units per acre. Such residential development is typically characterized by conventional single family homes, but may 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-2 (Single Family District) to PD-R (Planned Development Residential) to allow new construction of a duplex at this location.

Master Street Plan: West of the property is South Heights Road and it is shown as a Local Street 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. This street 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.

H. SUBDIVISION COMMITTEE COMMENT: (September 20, 2017)

The applicant was present representing the request. Staff stated there were few outstanding technical issues in need of addressing related to the site plan. Staff requested details concerning any proposed fences. Staff also requested details concerning any proposed signage.

Public Works comments were addressed. Staff stated a dedication of right of way to 30-feet from centerline was required along South Heights Road. Staff stated a grading permit was required prior to any land development of the site. Staff stated the City's stormwater detention ordinance would apply to the development of the site. Staff stated all driveways were to be concrete aprons per City ordinance.

Landscaping comments were addressed. Staff stated a perimeter landscape strip was required along the parking lot edges. Staff stated in addition a minimum street buffer of nine (9) feet would be required. Staff stated screening was require along the northern and southern perimeters of the site.

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.

I. ANALYSIS:

The applicant submitted a revised site plan to staff addressing the technical issues associated with the request raised at the September 20, 2017, Subdivision Committee meeting. The applicant has removed a previously proposed rear unit

and is now proposing to place a single duplex unit on the site. This removes from the staff comments the requirement for street widening. Right of way dedication will still be required.

The applicant is proposing a rezoning of the site from R-2, Single-family to PD-R, Planned Development Residential, to allow the construction of one (1) duplex building on the site.

The applicant is proposing the placement of ten (10) parking spaces along South Heights Road. Parking for one (1) and two (2) family developments is based on one and one-half (1 ½) parking spaces per unit. Three (3) parking spaces would typically be required for the duplex. Staff does not feel the site requires the number of parking spaces as proposed. Staff feels the parking should be reduced to no more than six (6) parking spaces.

The plan indicates the placement of a landscape strip along the northern and southern perimeters of 8.5-feet. The landscape ordinance would typically require the placement of a landscape strip along these perimeters of nine (9) feet. The ordinance does allow for a transfer of a portion of the landscape area to other parts of the site if the area is available. The plan includes an area of open space along the western property line.

The plan does not include the placement of the required street buffer. The plan as presented has more than adequate parking to serve the development of a duplex unit. Staff recommends one (1) of the parking spaces be removed along South Heights Road to allow for the proper street buffering.

Staff is supportive of the applicant's request. Based on the current plan for one (1) duplex building staff feels there will be adequate area of outdoor living space and staff also feels the one (1) building is more in keeping with the character of the neighborhood.

J. 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.

Staff recommends there be no more than six (6) parking to serve the site and to allow for the proper street buffering.

PLANNING COMMISSION ACTION:

(OCTOBER 12, 2017)

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. Staff presented a recommendation there be no more than six (6) parking spaces to serve

the site and to allow for the proper street buffering. 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 recusal (Commissioner Laha).