

FILE NO.: Z-9854

NAME: Wyatt 1 – PD-R

LOCATION: 2504 W. 18th Street

DEVELOPER:

Jason Duncan (Agent)
2312 Durwood Road
Little Rock, AR 72207

OWNER/AUTHORIZED AGENT:

Wyatt Family Trust (Owner)
2504 W. 18th Street
Little Rock, AR 72202

AREA: 0.16 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

PLANNING DISTRICT: 8

CENSUS TRACT: 45

CURRENT ZONING: R-3

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing to rezone a 0.16 acre site from R-3 to PD-R to construct a 1,924 square foot two-family (duplex) residence. The development will also include a 1,032 two-story, detached garage with a third unit on the second level. The site is zoned R-3 and located at 2504 W. 18th Street.

B. EXISTING CONDITIONS:

The property is currently vacant, grass covered and located on the north side of W. 18th Street. The immediate area contains R-3 and R-4 zoning and uses in all directions. Properties further east contain I-2 zoning and uses.

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. Since primary vehicular access will be via the existing platted, public alley from Jones Street to this lot, the existing alley will be required to be improved via new asphalt or concrete to lot's parking area along northern property line.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utility: No comments.

AT & T: No comments received.

Central Arkansas Water: No objections. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Central City Planning District. The Land Use Plan shows Residential Low Density (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 PD-R in R-3 for rear lot setback variance.

Surrounding the application area is Residential Low Density (RL) use.

Zoning is R-3 (Single Family District) and R-4 Two Family District). R-3 (Single Family District) is for small lot single family development with a minimum lot size of 5,000 square feet. R-4 (Two Family District) is for the development of duplex dwellings with a minimum lot size of 7,000 square feet.

Master Street Plan:

W. 18th St is a Local Street on the Master Street Plan. May require dedication of ROW or improvements.

Bicycle Plan:

There are no Bike facilities in the vicinity.

Historic Preservation Plan:

This property is not within a Historic District.

H. ANALYSIS:

The applicant is proposing to rezone a 0.16 acre site from R-3 to PD-R to construct a 1,924 square foot two-family (duplex) residence. The development will also include a 1,032 two-story, detached garage which will add another apartment on the site for a total of three (3) units. The site is zoned R-3 and located at 2504 W. 18th Street.

The property is currently vacant, grass covered and located on the north side of W. 18th Street. The immediate area contains R-3 and R-4 zoning and uses in all directions. Properties further east contain I-2 zoning and uses.

The site plan indicates each unit will contain two bedrooms and two bathrooms for the duplex use with a front building setback of twenty-five (25) feet and a five (5) foot building setback on the east and west property lines. Regarding the detached garage/apartment, the applicant is requesting a fifteen (15) foot setback along the rear property line.

The proposed parking design shows a detached garage, parking pad and driveway at the rear of the property to be accessed via the alley. The applicant notes there is sufficient on-street parking along W. 18th Street for as many as five (5) vehicles, two (2) parking spaces in the garage, two (2) parking spaces in the driveway and one on the parking pad.

Staff is not supportive of the requested PD-R rezoning. Staff feels the site is too small and will be over developed to contain both a two-family residence (duplex) and a detached garage/apartment in the rear portion of the property, thus creating three (3) units on a 0.16 acre site. Staff also feels the proposed on-site parking is

not sufficient to serve the use. Staff feels the proposed PD-R request will be out of character with the properties in the general area and the potential increased traffic will have an adverse impact on the area.

Staff is supportive of the development for one (1) two-family residence (duplex) on the site which more aligns with ordinance requirements for a conditional use request in the R-3 zoning district and is more characteristic of the development pattern in the general area.

I. STAFF RECOMMENDATION:

Staff recommends denial of the requested PD-R rezoning.

PLANNING COMMISSION ACTION:

(NOVEMBER 9, 2023)

Staff presented the item and a recommendation for denial. The applicant request deferral due to the fact that there were only 7 Commissioners. There was a motion to defer the item. The motion was seconded. The vote was 7 ayes, 0 nays, 3 absent and 1 open position. The application was deferred to the December 14, 2023 Agenda.

PLANNING COMMISSION ACTION:

(DECEMBER 14, 2023)

The applicant was present, representing the application. Staff presented the item and a recommendation for denial. There was one person in opposition. Patricia Young spoke in opposition to the application concerning the fact that she wanted the area to stay “single-family” homes. Director Collins reminded applicant that if the application was approved the applicant would be required to improve the alleyway for access. There was general discussion about the project. There was a motion to approve the application. The motion was seconded. The vote was 9 ayes, 1 nay, 0 absent and 1 recusal (Brown) The motion passed.