

FILE NO.: Z-9193

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NAME: Artios, LLC Short-form PD-R

LOCATION: Located at 1901 North McKinley Street

DEVELOPER:

Artios, LLC  
c/o Steve Arnold  
7324 Rockwood Road  
Little Rock, AR 72207

SURVEYOR:

Stan Cunningham  
2105 Lorange Drive  
Little Rock, AR 72206

AREA: 0.128 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 3 – West Little Rock

CENSUS TRACT: 49

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Creation of two (2) lots – Single-family and garage with living quarters

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone the site from R-2, Single-family to PD-R, Planned Development Residential, to allow the creation of a two (2) lot plat. The existing home will sit on proposed Lot 1 and the existing frame garage will be located on proposed Lot 2. The applicant indicates the existing garage will be renovated to include a 2-car garage and a living quarters.

B. EXISTING CONDITIONS:

The home is currently under renovation. There is a paved parking pad located in the rear yard between the home and the outbuilding. There are no sidewalks in place along McKinley Street or on R Street. The area is predominately single-family with the exception of an apartment complex, a church and two (2) commercial businesses located at the intersection of Kavanaugh Boulevard, Richard B Hardie Drive and McKinley Street.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Heights Neighborhood Association and the Kingwood Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. R Street is classified on the Master Street Plan as a residential street. A dedication of right-of-way 22.5-feet from centerline will be required.
2. A 20-foot radial dedication of right-of-way is required at the intersection of North McKinley Street and R Street.
3. All driveways shall be concrete aprons and a maximum width of 20-feet per City Ordinance.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site. Separate sewer services must serve each lot. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. Service is already being provided to the house on this lot. Power lines currently exist and on the west, south and east sides of this property to be able to provide service for however structures develop in the future. Contact Entergy in advance to discuss any changes to 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: 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.

County Planning: No comment.

Rock Region Metro: Location is served by METRO on route 1, Pulaski Heights. We have not objections from a transit perspective to this proposal.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the West Little Rock Planning District. The Land Use Plan shows Residential Low (RL) for this property. The Residential Low category provides for single family homes at densities not to exceed 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 6-units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PDR (Planned Development Residential) to allow the creation of two (2) lots from the existing lot to allow the existing single-family home to be located on one (1) lot and allow a two (2) car garage with living quarters on the second lot.

Master Street Plan: To the west of the property is North McKinley Street and it is shown as a Collector, to the south of the property is R Street and it is shown as a Local Street on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. 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: There are no bike routes shown in the immediate vicinity.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (January 11, 2017)

Mr. Steve Arnold was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request in need of addressing via a revised site plan. Staff stated the request was to allow a replat of an existing platted lot to allow the home to be located on a separate lot from the garage/residence. Staff questioned if the units would be placed on separate utility meters. Mr. Arnold stated he wished to have the separate meters as an option should the house sell to a different owner.

Public Works comments were addressed. Staff stated a radial dedication of right of way along with addition right of way to comply with the Master Street Plan was required. Staff stated a minimum right of way for both McKinley and R Street was 25-feet from centerline. Staff stated all driveways were to be concrete aprons and a maximum width of 20-feet.

Rock Region Metro stated the area was served by the Pulaski Heights Metro bus route. Staff stated there was no objection to the proposed replat.

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:

There were no outstanding technical issues in need of addressing via a revised site plan raised at the January 11, 2017, Subdivision Committee meeting. The applicant is seeking approval of a rezoning of the site from R-2, Single-family to PD-R, Planned Development Residential, to allow the creation of a two (2) lot plat. The existing home will sit on proposed Lot 1 and the existing frame garage will be located on proposed Lot 2.

Lot 1 is proposed with a 95-foot southern property line (adjacent to R Street) and a 100-foot property line along the northern perimeter. The lot width proposed is 40-feet. Lot 2 is indicated with a lot depth of 45-feet on the southern perimeter (adjacent to R Street) and a 40-foot lot depth along the northern perimeter. The lot width proposed is 40-feet. The applicant is proposing the lot configuration to allow a portion of an existing paved parking pad to be on each of the proposed lots. The applicant is also proposing to follow an existing privacy fence within the rear yard of the existing home.

The existing single-family home is currently under renovation and is proposed with the potential for future sale without the garage. The applicant indicates the existing garage will be renovated to include a 2-car garage and a living quarters. The applicant has indicated the desire for the ability to allow for separate meters for each of the units. The applicant has indicated he will not maintain either of the structures as his residence.

Staff is supportive of the applicant's request. The applicant is seeking approval of the PD-R, Planned Development Residential, zoning to allow for the creation of two (2) lots, both of which are substandard for the R-2, Single-family zoning district. The existing home is currently under renovation and the applicant is proposing the renovation of the existing garage both of which will not exceed their existing building envelopes. To staff's knowledge there are no outstanding technical issues associated with the request. Staff feels the applicant's proposal to allow the

creation of the two (2) lots as proposed and to allow the placement of separate meters on each of the buildings 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.

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PLANNING COMMISSION ACTION:

(FEBRUARY 2, 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. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.