

FILE NO.: Z-9791

NAME: Rezoning from R-3 to R-4

LOCATION: 2119 S. Martin Street

DEVELOPER:

Springer and Springer, LLC
43 Marcella Drive
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

City of Little Rock Land Bank – Owner
Bonita Springer – Agent

SURVEYOR/ENGINEER:

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065

AREA: 0.23 acre NUMBER OF LOTS: 1 1/2 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 9 CENSUS TRACT: 12

CURRENT ZONING: R-3

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property owner requests to rezone the 0.23 acre property from R-3 to R-4 for future duplex development. The property is comprised of 1.5 platted lots (Lot 11 and the south ½ of Lot 10, Block 1, Chesterfield Square Addition).

B. EXISTING CONDITIONS:

The property is undeveloped and mostly grass covered. There are a few mature trees on the site.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS: No comments.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

Maintain Access:

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.

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. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

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.

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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 I 630 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 remain less than 6 units per acre. The

application is to rezone from R-3 (Single Family District) to R-4 (Two Family District).

The application site is within a large area of Residential Low Density (RL) use. 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 remain less than 6 units per acre. Surrounding the application site within the RL area is developed and maintained neighborhood with mostly single-family homes. The lot to the south of the site is a duplex. The property to the east, facing Brown Street, is an activity center for a faith-based institution within the RL area. Directly across Brown Street to the east is an area of Public/Institutional use with a faith-based institution. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

There have been no Land Use amendments in this area over the last 10 years.

Master Street Plan:

South Martin Street is a Local Street on the Master Street Plan. Local public streets are designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan:

There are no Historic Sites or Districts in the vicinity.

H. ANALYSIS:

The property owner requests to rezone the 0.23 acre property from R-3 to R-4 for future duplex development. The property is comprised of 1.5 platted lots (Lot 11 and the south ½ of Lot 10, Block 1, Chesterfield Square Addition).

The property is undeveloped and mostly grass covered. There are a few mature trees on the site.

The City's Future Land Use Plan designates this property as "RL" Residential Low Density. The requested R-4 zoning will not require an amendment to the future plan.

Staff is supportive of the requested R-4 rezoning. Staff views the request as reasonable. The property is located in an area of mixed residential zoning. There is a scattering of R-4 and PD-R zoned properties in the general area. The requested R-4 zoning will represent a continuation of the zoning pattern in the area, and will be only a minor increase in residential density.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4.

PLANNING COMMISSION ACTION:

(JUNE 8, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 nays, 1 absent and 2 open positions.