

FILE NO.: Z-9040

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NAME: Craig Custom Construction Short-form PD-R

LOCATION: Located at 1708 North Fillmore Street

DEVELOPER:

Stephen and Gayellynne Craig Trust  
5315 Edgewood Road  
Little Rock, AR 72207

SURVEYOR:

Edward Lofton  
Engineering and Surveying  
15415 Oakcrest  
Little Rock, AR 72206

AREA: 0.14 acres                      NUMBER OF LOTS: 1                      FT. NEW STREET: 0 LF

CURRENT ZONING:                      R-2, Single-family

ALLOWED USES:                      Single-family – Non-conforming duplex

PROPOSED ZONING:                      PD-R

PROPOSED USE:                      Duplex – add a second floor to the existing structure

VARIANCE/WAIVERS:                      None requested.

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A.     PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the property located at 1708 North Fillmore Street to allow the placement of a second floor on the existing building. The applicant purchased the property one year ago, in poor condition, with the intention of rehabbing the structure, (new roof, rewire, new plumbing, HVAC and repair to the foundation). For the rehabilitation and improvements to be financially feasible the applicant states additional living space per unit is needed. The additional space is proposed to be accomplished by the addition of a second floor to the inside of the attic area which will allow additional bedrooms and additional baths for each of the units. The additional living space will be

contained in the original footprint of the building (there will be no additional foundations, simply adding space in the attic). The approval will not increase the density of the site since the structure will remain as a duplex.

B. EXISTING CONDITIONS:

The site is a duplex currently under rehabilitation. The home is the second structure from Cantrell Road. To the west is a new single-family home and the former Masonic Lodge which is currently under rehabilitation for a residential use. The streets in this area of Fillmore Street are narrow and no sidewalks are in place. The area appears to be predominately single-family with the exception of the non-residential uses located on the north side of Cantrell Road.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the Heights Neighborhood Association and the Forest Park Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project. Sewer easement must be retained. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal as service is already being provided to the location. Contact Entergy in advance if there is a need to alter the existing electrical service.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No objection.

Fire Department: No comment

Parks and Recreation: No comment received.

County Planning: No comment.

CATA: The site is not located on a dedicated CATA bus route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No Comment

Planning Division: This request is located in the Heights/Hillcrest Planning District. The Land Use Plan shows Residential Medium Density (RM) for this property. The Residential Medium Density category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PDR (Planned District Residential) to allow for the addition to the existing duplex on the site.

Master Street Plan: North Fillmore Street is a Local Street 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. 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.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (May 13, 2015)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff requested the applicant provided the maximum building height for the structure. Staff also requested the applicant provide the proposed parking plan for the new construction.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing most of the technical issues associated with the request. The applicant has provided the proposed parking plan and indicated the maximum building height will not exceed 35-feet.

The request is a rezoning of the property from R-2, Single-family to Planned Development Residential (PD-R) to allow the placement of a second floor on an existing duplex structure. The applicant is rehabbing the structure and has completed repair to the foundation. The applicant intends to add a second floor on the building to allow for additional living space in each of the units. The additional space is proposed to be accomplished by the addition of a second floor to the inside of the attic area which will allow additional bedrooms and additional baths for each of the units. The applicant states the roof height and pitch will match other homes located in this immediate area.

The applicant has indicated a new paved circular drive will be constructed in the front of the building. The site plan also includes paving the existing drive located along the southern property line. This will provide parking for three (3) to four (4) automobiles. Based on the typical ordinance requirements three (3) parking spaces would be needed to serve the proposed use.

Staff is supportive of the request. The additional living space will be contained in the original footprint of the building by adding space in the attic. The approval does not increase the density on the site since and the structure will remain as a duplex. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning to recognize the existing use and allow the additional living area 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:

(JUNE 4, 2015)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval subject to the conditions outlined in the "staff recommendation" above. 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 and 3 absent.