

FILE NO.: Z-9232

NAME: Rike Short-form PD-R

LOCATION: Located at 2810 – 2812 North University Avenue

DEVELOPER:

Andrew Rike
5908 Scenic Drive
Little Rock, AR 72207

SURVEYOR:

Harbor
5800 Evergreen Drive
Little Rock, AR 72205

AREA: 0.15-acres

NUMBER OF LOTS: 1

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: Recognize an existing duplex

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is a rezoning from R-2, Single-family to PD-R, Planned Development Residential, to recognize an existing duplex located on the site. There are no other changes proposed for the site or the site plan. The request includes the allowance of single-family as an allowable alternative use for the property.

B. EXISTING CONDITIONS:

The site is developed with a duplex which has been on the site since the 1950's. There is a small parking pad in the rear yard area. This area is predominately single-family. There is a large tract of land owned by the University of Arkansas to the south of this site. Cammack Village is located to the north of this site. The streets are developed with curb and gutter. There are no sidewalks in place along this section of North University Avenue.

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. North University Avenue is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30-feet from centerline will be required.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Sewer available to this site. Existing easements must be retained. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. Service is already being provided to this property from the rear of the property with no apparent conflicts with existing facilities. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this proposal 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. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.

3. 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.
4. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
5. 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.

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. 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.

Rock Region Metro: Location is currently served by nearby METRO routes 1 Pulaski Heights and route 22 University Ave. We have no objections to the recognizing the existing duplex.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in West Little Rock Planning District. The Land Use Plan shows Residential Low Density (RL) for the application area. 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 PRD (Planned Residential Development) to recognize an existing duplex.

Master Street Plan: East of the property is North University Avenue and it is shown as a Collector Street on the Master Street Plan. Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class III Bike Route shown on North University Avenue. These bike routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (June 28, 2017)

The applicant was not present. Staff presented the item stating there were no outstanding technical issues in need of addressing related to the site plan. Staff stated the request was to allow the rezoning to recognize an existing duplex located on the property. Staff stated there were no other modifications or changes to the site plan requested. 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 related to the site plan raised from the June 28, 2017, Subdivision Committee meeting. The applicant is seeking to rezone the site from R-2, Single-family to PD-R, Planned Development Residential, to recognize the existing duplex located on the site. The duplex was constructed in the 1950's as a duplex and appears to have functioned as a duplex over the years. The requested rezoning is to recognize the existing use of the property. There are no other changes proposed for the site or the site plan.

Parking for a duplex is typically based on one and one-half spaces per unit. The parking typically required for a duplex would be three (3) spaces. The site contains a covered carport in the rear yard which will accommodate two (2) vehicles. If stacking occurs there is adequate area to support three (3) vehicles.

The request includes the allowance of single-family as an allowable alternative use for the property. The request also includes the allowance of home occupations and accessory uses as allowed within the single-family residential zoning districts of the zoning ordinance.

Staff is supportive of the applicant's request. The applicant is seeking approval of the rezoning request to recognize an existing duplex located on the site. To staff's knowledge there are no outstanding technical issues associated with the request. Staff feels the rezoning to recognize the existing duplex 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.

PLANNING COMMISSION ACTION:

(JULY 20, 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 9 ayes, 0 noes and 2 absent.