

FILE NO.: Z-7878-A

NAME: Glenn Abbey Court Revised Short-form PD-R

LOCATION: Located at 1716 Watt Street

DEVELOPER:

Chandler Johnson Development, Inc.
1012 Autumn Road Suite 1
Little Rock, AR 72221

SURVEYOR:

Central Arkansas Surveying
1012 Autumn Road Suite 1
Little Rock, AR 72221

ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 0.93 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: PD-R

ALLOWED USES: Attached Single-family Residential – 8 Units

PROPOSED ZONING: Revised PD-R

PROPOSED USE: Attached Single-family Residential – 8 Units– allow the creation of lot lines

VARIANCES/WAIVERS REQUESTED: None requested.

BACKGROUND:

The Little Rock Board of Directors adopted Ordinance No. 19,363 on August 11, 2005 establishing Glen Abbey Court. The development was proposed as a planned residential development that would blend the Traditional European architecture with 21st century construction to consist of eight attached patio homes. The proposed homes were to consist of

two bedrooms, great room, two full bathrooms, dining area, kitchen attached garage and full compliment of built-in stainless steel appliances. All homes would have a traditional European exterior with accented décor and feature amenities that generally are standard for an upscale development of this style. Interior amenities included travertine tile, hardwood flooring, granite slab kitchen counter tops, marble bathrooms, and raised ceilings with stacked crown moldings and recessed can lighting.

Exterior features included masonry with structural accents and details such as brick on all four sides, precast keystone, brick quoins, arched windows, architectural roof shingles, landscaped lawns with zoysia turf and automatic sprinkler system. The roof pitch elevations were to be a minimum of 8/12 to enhance the aesthetics of the development. The homes would have a minimum front setback of eighteen feet and fifteen feet of setback in the rear with a wooden privacy fence along the east and north sides.

The applicant indicated the homes would range in square footage from 1,300 to 1,500 square feet of heated and cooled space and it was anticipated the homes would sell in the \$110 to \$115 per square foot price category. A bill of assurance would be established to maintain and protect the values of properties in and around the development.

Entrances to the development would have an old world European rock entrance with wrought iron railing, accent lighting and extensive landscape with substantial green space to promote an appealing environment that complimented the development. Additionally, each lawn and all common areas within the subdivision would be maintained by the Property Owners Association.

A. PROPOSAL/REQUEST:

The applicant is now proposing a revision to the previously approved Planned Residential development to allow the creation of lot lines within the development. The lots range in size from 25.50 feet by 94.18 feet (2,401.59 square feet) to 26.0 feet by 80.0 feet (2,080 square feet). A single tract has been indicated to include the private drive, guest parking and areas of open space. There are no other changes or modifications to the previous approval being proposed. All previously imposed conditions continue to apply to the proposed development.

B. EXISTING CONDITIONS:

The site contains a vacant single-family structure. There is a church located to the north of the site and to the east of the site. South and west of the site are single-family homes. Several of the homes along Watt Street have large lots or acreage. The Anthony School has purchased a number of the homes in the area and has removed the structures leaving a number of vacant lots in the area. The properties to the west of the site are developed as more traditional single-family residential lots.

C. NEIGHBORHOOD COMMENTS:

As of this writing staff has received several informational phone calls from area residents concerning the rezoning request. The Meriwether Neighborhood Association, all owners of property located within 200 feet of the site and all residents, who could be identified, located within 300 feet of the proposed development were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
2. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Site grading, and drainage plans will need to be submitted and approved prior to the start of construction.
3. Storm water detention would generally not apply to the proposed development since the lot size is less than one acre.
4. All driveways shall be concrete aprons per City Ordinance.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer main extension required with easements. Contact Little Rock Wastewater Utility at 688-1414 for additional information.

Entergy: No comment received.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: All Central Arkansas Water requirements in effect at the time of request for water service must be met. A revised contract for water facilities will be required due to the platting of property into individual lots. The water line that has been installed will be converted to a public waterline with private fire hydrants. A minimum 15-foot-wide easement will be required for all public water facilities.

Fire Department: Place fire hydrants per code. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: The site is not located on a dedicated CATA Bus Route.

F. ISSUES/TECHNICAL/DESIGN:

Planning Division: This request is located in the West Little Rock Planning District. The Land Use Plan shows Single Family for this property. The applicant is proposing to revise the Planned Residential District to redraw the lot lines on this property.

The request does not require a change to the Land Use Plan.

Master Street Plan: Watt Street is shown as a Local Street on the Master Street Plan. This street may require dedication of right-of-way and may require street improvements. The primary function of a Local Street is to provide access to adjacent properties.

Bicycle Plan: Existing or proposed Class I, II, or III Bikeways are not in the immediate vicinity of the development.

City Recognized Neighborhood Action Plan: The property under review is covered under the Midtown Neighborhood Action Plan. The Neighborhood Action Plan does not address the issue of redrawing lot lines.

Landscape:

1. The site plan must comply with the City's minimal landscape and buffer ordinance requirements.
2. The proposed land use buffer area along the western perimeter must average an 18 ½ foot minimum width. Additionally, the northern and southern land use buffers and landscape strip widths must be a minimum of nine feet as required by the Zoning Ordinance and in no case less than 6-feet 9-inches as required by the Landscape Ordinance. Variances from the Landscape Ordinance require City Beautiful Commission approval.
3. A 6-foot high opaque screen, either a wooden fence with its face side directed outward, a wall or dense evergreen plantings, is required along the sites northern, southern and western perimeters.

G. SUBDIVISION COMMITTEE COMMENT: (December 28, 2006)

The applicant was not present. Staff presented the item stating there were few outstanding technical issues associated with the request. Staff stated the indicated Public Works and landscaping comments and conditions were a part of the original approval and would continue to apply to the proposed development.

There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding issues associated with the request remaining from the December 28, 2006, Subdivision Committee meeting. The applicant is requesting an amendment to the previously approved Planned Residential Development to allow the creation of lot lines within the development. The lots range in size from 2,080 square feet to 2,401 square feet along with a tract containing 0.424 acres which is designated as open space and guest parking. The lots are indicated with a minimum lot width of 26 feet and a minimum depth of 80.0 feet. The lots are proposed similar to lot development standards for Townhouse lots (Section 31-233 of the Subdivision Ordinance). The ordinance typically requires the creation of lots not less than 22-feet in width, eighty feet in depth and 2,000 square feet in area. The indicated lots are more than adequate to meet these typical minimum requirements.

Staff is supportive of the request. The applicant has indicated the creation of lot lines to allow the transfer of property with the individual unit as the units are sold. There are no other changes or modifications to the previous approval being proposed. The previously approved setbacks from the perimeter property lines remain as was approved and a homeowner's association will maintain all lawn areas as well as common spaces.

To staff's knowledge there are no outstanding issues associated with the request. Staff does not feel the revision as proposed will have any impact on the development or the adjoining properties.

I. STAFF RECOMMENDATIONS:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the above agenda staff report and compliance with all previous comments and conditions as noted in the prior approval (Z-7878).

PLANNING COMMISSION ACTION:

(JANUARY 18, 2007)

The applicant was present. There were no registered objectors present. Staff stated the site was less than one acre therefore the storm water detention did not apply to the site. Staff stated the creek was not located on the applicant's property.

Staff then 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 and compliance with all previous comments and conditions as noted in the prior approval (Z-7878).

There was no further discussion of the item. The chair entertained a motion for placement of the item on the consent agenda for approval. The motion carried by a vote of 10 ayes, 0 noes and 1 absent.