

**CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT
10/26/2016
TDM / BIM**



Location: 1424 South Main Street
Applicant: Matt Foster
Permit Types: Certificate of Appropriateness

Project Description: The applicant seeks a Certificate of Appropriateness to demolish the structure located at 1424 South Main and to construct a new two-story mixed-use building. The applicant also seeks a Conditional Use Permit to use the second story of the new building as multi-family residential. The building will be covered mostly with brick with glass and wood storefront facades on the ground level, balconies for the residences on the second level, and covered roof-top decks on the top. Both the 15th and Main Street sides will be built to the lot line adjacent to the sidewalks. Parking will be located at the rear, with some additional space potentially located across the alley as part of a shared parking agreement with a nearby property. No specific uses for the ground floor rental spaces are being proposed at this time.

Historic Significance: This quarter block, at the northwest corner of 15th and Main Streets was originally developed with a one-story frame house at 1414 S. Main. (The structure's large, asymmetrical footprint and bay window indicates it may have been of a Victorian style.) Another house at 110 W. 15th had joined it by 1913, but this structure was gone by 1939. The first house had been converted to a duplex by 1939, and was still standing as late as 1950. By 1960, however, the entire quarter block was a parking lot and may have served as a used car dealership for a time. The one-story brick building seen today at 1424 Main was built sometime in the mid-to-late-1970s as a Holly Farms Fried Chicken restaurant. In 1982, a Kentucky Fried Chicken location opened in the building. In 2003, it was put into service as a coin-op laundromat. The current owner acquired the property in 2016. It is listed as a non-contributing resource in the South Main Commercial Historic District.

Previous Action: The Commission approved permits related to converting the structure into a Kentucky Fried Chicken, including a Sign Variance that was granted after an extensive public discussion. They issued a Conditional Use for a coin-operated laundry in 2003. Staff issued a Temporary Use Permit for a shaved ice business in the summer of 2005. In 2012 staff issued a permit to remove a small shed at the northwest corner of the lot.

Review Standards for Certificates of Appropriateness (Demolition):

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (b)

A Certificate of Appropriateness shall be required for the total or partial destruction of any structure, accessory structure or site improvement. Applications for demolition which require approval of the Commission, will first be scheduled for a review by the Design Review Committee which will make a recommendation regarding the architectural, historical or cultural significance of the structure or improvement; the impact of its demolition on the character of the neighborhood and the District and on the goals of the Master Plan; the physical and economic possibilities for its rehabilitation, taking into account the source of any alleged deterioration in the condition of the structure or improvement, i.e., whether the condition was caused or contributed to by neglect.

Staff believes that the existing structure at 1424 S. Main is not architecturally, historically, or culturally significant; staff also believes that its demolition will not negatively impact the character of the neighborhood, the District, or the goals of the Mansion Area Master Plan. While probably at least 40 years old, the structure is a plain, utilitarian building surrounded by a parking lot and not built during the District's period of significance.

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (e)

When considering an application for a Certificate of Appropriateness, the Commission shall consider any applicable review Standards and Master Plan goals, the recommendations offered by the committees and staff, as well as any public testimony or evidence presented at the public hearing.

Capitol Zoning District Commission Rule, Section 2-105. F.

... All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Framework Plan.

Mansion Area Master Plan, Planning Goals

2. To rehabilitate dilapidated historic structures in and around the neighborhood.
3. To create an improved image and stronger sense of identity.
4. To continue to develop a more family-friendly environment for residents and visitors alike.

Staff's opinion is that the proposal is consistent with these goals. The existing building accomplishes none of these goals.

Mansion Area Master Plan, Urban Design Goals

1. To preserve the character of the Mansion Area neighborhood and individual historic buildings.
3. To establish a sense of visual continuity within the Mansion Area neighborhood.

Staff's opinion is that the proposal to demolish the structure is consistent with these goals. Staff believes that the suburban drive-through nature of the building detracts from the other buildings nearby, does not create a distinct identity, does little to enhance the character of the neighborhood, and does not create a sense of visual continuity in the neighborhood.

Review Standards for Certificates of Appropriateness (New Construction):

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (b)A Certificate of Appropriateness shall ... be required for the erection of any new structure ...Applications for new construction requiring Commission approval will first be scheduled for a review by the Design Review Committee which will make a recommendation regarding proposed work's appropriateness in historical style in the context of adjoining or neighboring structures; and its consistency with the goals of the Commission's Master Plan and Standards.

Staff finds the proposal constitutes a request to erect a new structure and requires a Certificate of Appropriateness that must be reviewed by the Design Review Committee and approved by the Commission.

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (e)When considering an application for a Certificate of Appropriateness, the Commission shall consider any applicable review Standards and Master Plan goals, the recommendations offered by the committees and staff, as well as any public testimony or evidence presented at the public hearing.

Capitol Zoning District Commission Rule, Section 2-105. F... All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Framework Plan ... new construction, shall be evaluated according to the applicable Design Standards.

The Commission shall consider the staff report along with other evidence presented at the hearing. The Commission shall not be bound by the recommendations of the report.

The Commission may issue the permit(s) if it finds the proposal to be substantially consistent with the Master Plan. In reviewing the application, the Commissioners shall consider the application and base their decision upon the report of the Staff, the recommendations of the Design Review Committee, advice from Advisory Committees, impact of the proposal on the property, neighboring properties, the District as a whole, and the goals of the Master Plan and the evidence or testimony presented by the Applicants and other interested parties at the public hearing.

Staff finds the proposal should be evaluated using the General Standards, the Mansion Area Design Standards, and the Mansion Area Master Plan.

Capitol Zoning General Standards, Zoning Requirements for the Capitol Zoning District

Zone "O", General Business

Front setback	= Mandatory build to sidewalk
Side setback	= 5' maximum, if any;
Rear setback	= 5' maximum, if any;
Floor-to-area ratio (max)	= 1.5 : 1
Minimum lot area per dwelling unit	= 1,200 sq ft.
Building height (max)	= 3 stories or 45 feet (whichever is less)

Staff finds the proposal to be consistent with these requirements. The proposed structure will be built to the sidewalks on both the Main Street and 15th Street sides. The lot covers 20,473 square feet according to the Pulaski County Assessor. The building's proposed 25,353 square foot area is within the 1.5:1 F.A.R. requirement, and the proposal to build five residential units is easily allowed by the 1,200 sq. ft. minimum lot area per unit requirement. The majority of the two-story building will be below 35 feet tall. The rooftop pergolas, elevator shaft, and mechanical screening will all be below 45 feet tall.

Mansion Area Design Standards, Design Standards for New Construction, New Construction in Zone "O"

Building in Zone "O" should reinforce the traditional storefront commercial character of the area. These design standards focus on those elements of the historic context that reflect this early character. Traditionally, this portion of Main Street was animated with commercial activity. Storefronts provided views to goods and services inside ground floor shops, and the sidewalk was active with pedestrians. While variety existed in building designs, a general sense of continuity prevailed, and interesting details established a human scale that invited pedestrian activity. This encouraged walking to shops on Main Street from nearby neighborhoods, a goal that exists for today.

New buildings should respect Main Street's established character, but need not literally imitate historic building styles. Instead, contemporary interpretations of historic commercial building types are encouraged. What are the key features that contribute to the identity of this part of Main Street? Some of the key features are reviewed in the following section.

Building Alignment

Historically, buildings created a strong edge to the street because they aligned at the front lot line and usually were built the full width of the parcel to the side lot lines.

Mass and Scale

Patterns are created along the street by the repetition of similarly-sized building elements. For example, uniform facade widths evenly spaced along Main Street create a rhythm that contributes to the visual continuity of the area. At a smaller scale, the repetition of upper story windows across most building fronts also creates a unifying effect. These patterns should be respected in all new construction.

Building Form

Historically, one of the most prominent unifying elements of Main Street was the similarity of building forms. Commercial buildings were simple rectangular solids, deeper than they were wide. This characteristic is important and should be continued in new projects.

Materials

Building materials should contribute to the visual continuity of the neighborhood. They should appear similar to those seen traditionally to establish a sense of visual continuity.

Architectural Character

The repetition of similar facade elements greatly contributes to the historic character of the street. In particular, windows, architectural details, ornaments, and cornice moldings reoccur frequently. These details have "depth"; they cast shadow lines and add a three-dimensional feel to the facade.

Storefronts

The street level floors of traditional Main Street commercial buildings are clearly distinguishable from the upper floors. First floors are predominantly fixed plate glass with a small percentage of opaque materials. Upper floors are the reverse; opaque materials dominate, and windows appear as smaller openings puncturing the solid walls. These windows are usually double-hung. The street level is generally taller than the upper floors.

Entries

Most primary entrances to buildings are recessed, providing a shaded area that helps to define doorways and to provide shelter to pedestrians. Entrance doors were topped with transom windows that enhanced the vertical emphasis of these openings. The repetition of primary entrances along the street contributes to the traditional or human scale of the area, and should be continued in future projects.

Responding to Storefront features

In recent years, portions of this part of Main Street lost their historic character. Original buildings were demolished and newer ones sought to emulate building types popular in strip commercial areas. Such buildings were set back from the sidewalk edge, with parking in front. This development eroded the traditional character of the sidewalk and diminished the sense of visual continuity. These properties do not represent a part of the context that should be repeated in new construction. Instead, new development should reflect the historic features of the area and help to reestablish the continuity of the line of commercial storefronts that is the area's heritage.

Policy: Creative solutions that are compatible with the historic character of the neighborhood are strongly encouraged, while designs that seek to contrast with the traditional context simply for the sake of being different are discouraged

Staff finds the proposal to be consistent with this policy. The general concept of building ground floor retail with large storefront facades and second floor residences fits the historic character of the neighborhood, but the design is distinctly a product of its own time.

Pedestrian Activity

O1. Develop the ground floor level of all projects to encourage pedestrian activity.

- Use commercial storefronts to provide pedestrian interest along the street. Commercial storefronts should include traditional elements such as display windows, kickplates, and transoms.
- Large storefront display windows, located at the street level where goods or services are visible from the street, are particularly encouraged.
- Primary building entrances should be at street level.

Staff finds the proposal to be consistent with this standard.

Building Alignment

O2. Maintain the alignment of facades at the sidewalk's edge.

- Placing the facade of the building at the property line is required by the zoning ordinance and should be modified only in special circumstances. Locating entire building fronts behind the established storefront line is inappropriate.
- Parking should not be located in front of the building.

Staff finds the proposal to be consistent with this standard.

Building Mass & Scale

O3. Maintain the average scale of two story buildings at the sidewalk.

- New construction should present a tall one-story or two story facade at the front property line.
- Facade heights of new buildings should fall within the established range of the block and respect the historic proportions of height to width.
- Floor-to-floor heights should appear similar to those of historic buildings in the area.

O4. Traditional spacing patterns created by the repetition of similar building widths should be maintained.

- Building widths typically were between 25 and 50 feet. No facade may exceed 50 feet without a clear expression of this standard module.

- Where buildings are planned to exceed this width, use a change in design features to suggest the traditional building widths. Changes in facade material, window design, facade height, or decorative details are examples of techniques that may be considered.

Staff finds the proposal to be mostly consistent with these standards. The height meets Standard O3, but the overall width exceeds the 50' recommendation in O4, both on the Main Street and 15th Street sides. While the proposal does not include a change in design features to break up the width, the design does include strong vertical breaks in the masonry facade every 40'-50' along both sides. A more significant break would be possible with changes in brick layout on the different modules, selecting different railing designs for the balconies and rooftop decks, specifying slightly different storefront details etc.

Building Form

O5. The basic building form should be rectangular.

- Rectangular forms should be vertically oriented.
- The facade should appear as predominantly flat, with any decorative elements and projecting or setback "articulations" appearing to be subordinate to the dominant form.

Staff finds the proposal to be mostly consistent with this standard. The balcony and rooftop deck articulations are significant. However, these recesses on the upper level with projecting balconies also serve to break up the long 150' and 140' faces of the building.

Roofs

O6. A flat roof should be the dominant roof form.

- Parapets with horizontal emphasis are appropriate.
- Parapets on side facades should step down towards the rear of the building.

Staff finds the proposal to be mostly consistent with this standard. The overall layout of the building consists of two public-facing fronts instead of one front and a side. Given the strong presence of the balconies and rooftop decks, staff feels that stepping down the 15th Street parapet would not serve the intended purpose.

Materials

O7. Use building materials that are similar to those employed historically for all major surfaces.

- Materials should be similar in appearance to those used historically. New materials may be used if their appearances are similar in scale, texture and finish to those of the historic building materials.
- Brick, similar in scale and color to that seen historically, is preferred. Stucco may be considered if detailed to express traditional trim elements and building module dimensions.

Staff finds the proposal to be consistent with this standard. The proposal calls for a brick facade, wood trim and casing for the storefront window openings, metal-clad wood windows elsewhere, and wood and metal details on the balconies and decks.

Architectural Character

O8. The general alignment of horizontal features on building fronts should be maintained along Main Street.

- Typical elements that align include window moldings, tops of display windows, cornices, copings and parapets at the tops of buildings.

O9. Special features that highlight buildings on corner lots may be considered.

- Develop both street elevations to provide visual interest to pedestrians.
- Corner entrances, bay windows and towers are examples of elements that may be considered to emphasize corner locations.
- Storefront windows, display cases and other elements that provide visual entrances to facades along side streets are also appropriate.

Staff finds the proposal to be consistent with these standards. Alignment of horizontal features is consistent, both street fronts are being developed, an angled corner entrance is provided, as well as a corner tower.

Storefronts

O10. Use traditional storefront components at the street level.

- The first floor of the primary facade should be predominantly transparent glass. Maintain the full height of this area in glass.
- Highly reflective or darkly tinted glass is inappropriate.
- Express the traditional distinction in floor heights between street levels and upper levels through detailing, materials and fenestration. The presence of a belt course is an important feature in this relationship.

Staff finds the proposal to be mostly consistent with this standard. The primary facades consist largely of traditional storefronts on the first floor. However, the distinction between the floors is not emphasized except through the use of taller windows and transoms on the lower level. A belt course in the brick work would be easy to implement.

Upper Story Windows

O11. Maintain the traditional spacing pattern created by upper story windows.

- Upper floors should be perceived as being more opaque than the lower floor.
- Also express the proportions of historic windows.
- Headers and sills of windows on new buildings should maintain the traditional placement relative to cornices and belt courses.

Staff finds the proposal to be consistent with this standard.

Entries

O12. Maintain the pattern created by recessed entry ways.

- Set the door back from the front an adequate amount to establish a distinct threshold for pedestrians.

Staff finds the proposal to not be consistent with this standard. No recessed entrances are proposed, except for the corner entrance.

Parking Lots

Parking lots should be located and designed so they will provide efficient vehicular circulation and safe pedestrian circulation within the site while minimizing the visual impact of cars. In general, parking areas should be a visual asset to the area, and large expanses of pavement should be avoided. On-street parking should be considered to accommodate some parking needs as well.

O13. Provide parking within convenient walking distance of building entrances.

- The maximum recommended walking distance from the farthest parking space to a building is 200 feet for guest parking, and 500 feet for employee parking.
- Greater walking distances may be considered where the pedestrian way is well-designed and encourages walking.

O14. Minimize the negative visual impact of cars parked on site.

- Screen parking areas from view of public ways and designated view corridors with landscaping.
- Divide parking lots into smaller areas with planted buffers between them to minimize the perceived scale of the total field of stalls.
- Locate parking lots behind buildings.

O15. Use the quantitative standards provided in the City of Little Rock's Site Development Guide for the dimensions of standard and handicapped accessible parking spaces.

- Parking space dimensions for standard size cars are provided in Figure 4.8, "Minimum Dimensions for Parking Layouts."
- Design standards for handicapped accessible parking spaces are provided in Section 7.7, "Handicapped Parking," and Figure 7.12, "Handicapped Parking Layout."

Staff finds the proposal to be consistent with these standards.

LANDSCAPE STANDARDS

Landscaping provides many benefits in an urban setting such as the Mansion Area. Landscaping: 1) enhances the aesthetics of the residential and commercial developments, 2) creates a pedestrian-friendly environment, 3) breaks up the massing of buildings and expanses of parking areas, 4) softens architectural materials, 5) provides screening of service structures, 6) enhances the streetscape environment, 7) defines building and parking lot entrances, 8) provides shade and climate control, 9) controls airborne particulates, and 10) provides buffers between incompatible land uses. Refer to ... *City of Little Rock Code of Ordinances* ... in addition to the following standards. If conflicts exist, the *CZDC Mansion Area Design Standards* shall govern.

Visual Buffers

Visual buffers are to be used where parking and service areas negatively affect views. Buffers may be architectural, such as walls or fences, or may be composed of plantings.

O16. Use visual buffers to screen parking lots.

- Where a separation in grade is not possible, or when screening a service area, incorporate a hedge, fence or wall.
- Trees and shrubs may be used separately or together to form an intensive plant screen.
- Use evergreen or deciduous shrubs to create hedges or screens. Deciduous shrubs should have a dense branching structure that begins close to the ground.

Staff finds the proposal to be mostly consistent with this standard. The proposed building itself will provide most of the visual buffer of the parking lot behind. The existing Abeles parking lot across the alley will have some landscaping added, and street trees in the planting strip will provide even more of a buffer over time.

Public Art

Public art should be encouraged throughout Zone O. Public art can help to establish a strong visual identity for the area in its entirety and the adjacent neighborhoods.

O17. Where feasible, provide public art for buildings larger than 40,000 square feet as part of the development of the parcel.

- Adjoining property owners are encouraged to develop shared artwork opportunities (i.e., in a shared plaza area).
- Locate the artwork at the building entrance or so that it is reasonably visible or accessible to the public from a major street.
- Gateways and special intersections also are excellent locations for public art.

Staff finds the proposal to be not inconsistent with this standard. While there is not a specific proposal for new public art in this application, numerous sculptures have been installed elsewhere nearby along Main Street in recent years.

Plant Materials

O18. Drought tolerant plant species, native to the region and suitable to the climate in Little Rock, should be used.

- Use only recommended plant materials contained in ... the *City of Little Rock* [Landscape Ordinance]. The tables identify preferred species that are best suited in the Little Rock area and require the least maintenance.

The applicant has not provided enough information regarding compliance with this standard.

Landscape Quantity Requirements

O19. The quantitative plant material requirements contained in ... the *City of Little Rock* [Landscape Ordinance] should be followed, with the following exceptions:

- Although parking lots located in front yards are discouraged, there are instances where this condition already exists. In this case, the parking lot should be screened from any adjacent streets with a minimum six foot wide landscaped zone containing one tree per every 30 linear feet of frontage and 3 shrubs per every 10 linear feet of frontage.
- Low walls or fences may also be included in the landscaped zone.

The applicant has not provided enough information regarding compliance with this standard.

Parking Lot Landscaping

O20. Parking lots should be designed to blend with each building site's character using landscape plantings and grading.

- Parking lots are necessary features of building sites that can, if not designed properly, visually detract from the overall development character.
- Landscape a minimum of ten percent (10%) of each total parking lot (excluding the perimeter landscaping).
- Utilize landscaped islands and medians to define circulation patterns, provide shade for parked cars and break up continuous rows of parking.
- For parking lots of less than 40 spaces, porous paving materials such as grasscrete may be considered when appropriate maintenance is assured.

The applicant has not provided enough information regarding compliance with this standard.

Review Criteria for Conditional Use Permits:

Capitol Zoning District Commission Rule, Section 2-105. C.2. The Commission may grant Conditional Use Permits to permit a use of land not permitted by right under the zoning applicable thereto, provided that the conditional use in question is permitted for that land under the Master Plan ...

Capitol Zoning District Commission Rule, Section 2-105. F.

... All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Framework Plan ...

Staff finds the proposal should be evaluated using the General Standards and the Mansion Area Master Plan.

Capitol Zoning General Standards, Zoning Requirements for the Capitol Zoning District

Zone "O", General Business

Permitted uses— single family; two family; professional office; quiet business

Conditional uses – multi-family; community facilities; general office; hotel, motel, & amusement; consumer goods & services

Staff finds the proposal to be consistent with this requirement. "Multi-family" is allowed as a conditional use in Zone O.

Capitol Zoning General Standards, Parking / Loading Requirements for the Capitol Zoning District

P1. Requirement

There shall be provided for each use in any zone the number of off street parking spaces required for that use ...

P8. Pavement requirements

Every parcel of land which ... is changed to a parking area ... shall be paved where subject to wheeled traffic. The minimum pavement requirement shall be as follows: One and one-half inches asphaltic concrete hot mix with a five inch compacted base, or a four inch concrete slab, and shall have appropriate bumper guards where needed. Innovative state of the art porous paving systems are encouraged and will be evaluated on a case by case basis.

Any land being paved to accommodate parking for a new use should not exceed 110% of the area required for parking and maneuvering. The Commission may allow an applicant to pave up to 150% of the area required if it is demonstrated to the Commission's satisfaction that:

- (1) The pattern and character of development in the vicinity is consistent with the request for additional parking; and
- (2) Paving the additional area will be sufficiently mitigated by the use of porous or semi-permeable paving systems, additional landscaping beyond the minimum required, or other innovative mitigation measures.

P9. Parking design for standard size cars

Right angle: 9'x20' with 20' of maneuvering area.

P10. Parking spaces for the disabled

[The Capitol Zoning District Commission defers to the Little Rock Code of Ordinances]

P.12 Landscaping and Screening Requirements

The landscaping and screening requirements set forth in the Little Rock Code of Ordinances, as it existed on September 30, 2012, shall be in full force and effect when erecting, constructing, enlarging or otherwise altering or improving a vehicular use area. The Commission may approve reductions, on a case-by-case basis, for required landscaping not adjacent to a public right of way.

P.13 Parking Lot Lighting Standards

Lighting levels should be designed in accordance with the Illuminating Engineer's Society (IES) Standards for the recommended activity level for pedestrian security and to avoid light trespassing for the adjacent property owner or public right of way. Light poles not to exceed 35'.

P14. Required parking spaces by use

4.) Residential (multi-family dwelling) = 1 space per 1 bedroom unit or 1.5 spaces per 2 bedroom unit or more.

Staff finds the proposal to be consistent with these requirements. The proposed structure will contain five dwelling units. Interior layouts are not known yet, but given their size it is safe to assume they will each have at least two bedrooms. So, the off-street parking requirement for the multi-family use is 7.5 spaces. The proposal includes 8 covered spaces on site dedicated to the residents, in conformance with the required minimum.

Regarding the ground floor commercial space, no specific uses are being proposed as part of the current application. If 100% of the 11,333 square feet of floor area were devoted to retail or similar use with a 1 space / 300 square feet requirement, then 37.8 spaces would be needed. The current parking rules provide for an automatic 5% reduction for buildings this large, leading to a need for 35.9 spaces. Further reductions would be possible due to the property's location along walkable, bikeable, transit-friendly Main Street, the availability of adjacent on-street parking (more of which will be created by the closure of two driveways), etc. Seven on-site spaces are proposed in addition to the eight spaces for the residences upstairs. The applicant hopes to work with the Abeles Apartments POA to improve their parking lot across the alley in exchange for using some spaces for 1424's use, but this potential agreement had not been reached as of November 3. Eleven spaces will be available via on-street parking immediately adjacent to the development. Staff notes that pending rule changes will further relax the current off-street parking requirements along Main Street. At this time though, with no particular uses being proposed, staff finds no definitive way of evaluating the parking needs of future tenants.

Finally, the renderings submitted show several bike racks on the side walk around the property. These will help mitigate excess parking demand caused by future commercial tenants. However, staff recommends installing staple style (upside-down U) racks instead of the wave-style racks shown, in keeping with best bike parking practices.

Mansion Area Master Plan, Planning & Design Goals

1. To revitalize existing housing, to promote new infill housing development and promote diversity among residents

Enhancing the social and economic diversity of the neighborhood is very important to many area residents.

3. To create an improved image and stronger sense of identity.

4. To continue to develop a more family-friendly environment for residents and visitors alike

6. To create a mixture of uses throughout the neighborhood.

Providing convenient neighborhood services is vital to the long-term success of any community.

Staff finds the proposed structures and use to be consistent with these goals. The proposal will provide at least five new residences to the existing supply in the neighborhood. A new two story mixed-use building represents a return to a form that has long been absent, except for the dwindling number of historic commercial buildings that give the neighborhood much of its character. Space for more residents and businesses along Main Street will continue to improve safety, opportunity, image, etc. Staff is aware that many residents are concerned about the loss of a laundry that served the neighborhood for over 12 years. The agency agrees that self-service laundry businesses are an integral part of a thriving neighborhood's fabric. The current zoning rules allow self-service laundry businesses to operate as a Conditional Use anywhere in Zone O and in historic commercial buildings in Zone N, if a developer decides that market demand supports opening another facility.

Mansion Area Master Plan, Urban Design Goals

1. To preserve the character of the Mansion Area neighborhood and individual historic buildings.

The preservation and restoration of significant buildings in the Mansion Area, as well as the preservation of the overall character of the Mansion Area, is the primary goal of this plan.

2. To enhance the pedestrian experience throughout the commercial areas

Streets should be places that are active with pedestrians, where walking is a pleasant experience. The automobile should appear subordinate to other uses. Therefore, parking and circulation requirements should be accommodated in a manner that supports the desired uses for the neighborhood.

3. To establish a sense of visual continuity within the Mansion Area neighborhood

A theme to visually unify the neighborhood is needed. Landscaping should help establish a sense of visual continuity in the area. It should include places for outdoor activities, including plazas and courtyards, as well as visual accents that give identity to individual blocks.

4. To promote commercial land uses along Broadway and Main Street that complement the residential neighborhood

An important goal for the Mansion Area is to promote a mix of uses that will support a lively neighborhood.

While the predominant use will continue to be residential, retail and commercial uses such as family restaurants should be encouraged.

5. To accommodate the need for commercial uses along both Broadway and Main Streets, heavily traveled transportation corridors, while preserving the residential character of the remaining portions of the neighborhood

Uses along these streets should focus on serving the neighborhood.

Staff finds the proposal to be consistent with these goals.

Mansion Area Master Plan, Land Use, Traditional Main Street Commercial: Zone "O"

The portion of Main Street north of 19th Street that is zoned "O" was originally developed in a traditional commercial storefront context, where buildings are rectangular and aligned at the sidewalk edge. Many of these buildings survive and form the context for new development here.

In recent years, portions of Main Street in Zone "O" have lost their historic character. Original buildings were demolished and newer ones constructed that emulate building types popular in strip commercial areas. These buildings were set back from the sidewalk edge, with parking lots in front. This development eroded the traditional character of the sidewalk and diminished the sense of visual continuity. These properties do not represent a part of the context that should be repeated in new development.

A few infill buildings have been built in the past 5 years that are out of scale with the residential character of the neighborhood. Some, for example, are set back from the street with parking in front.

This area should continue to develop as a concentration of commercial uses. Development along Main Street in Zone "O" should reinforce the traditional storefront commercial character of the area. Traditionally, this portion of Main Street was animated with commercial activity. Storefronts provided views to goods and services inside ground floor shops, and the sidewalk was active with pedestrians. While variety existed in building designs, there was a general sense of continuity and interesting details established a human scale that invited pedestrian activity. This commercial activity center attracted pedestrians from nearby neighborhoods, a goal that exists for today. This distinctly different setting should be maintained as a typical Main Street character.

New buildings should respect this established character but should not literally imitate historic building styles. Historically, buildings created a strong edge to the street because they aligned at the front lot line and were usually built the full width of the parcel, to the side lot lines. Patterns were created along the street by the repetition of similarly-sized building elements. For example, uniform facade widths evenly spaced along Main Street create a rhythm that contributes to the visual continuity of the area. At a smaller scale, the repetition of upper story windows across most building fronts also creates a unifying effect. These patterns should be respected in all new construction and redevelopment projects.

Staff finds the proposal to more closely adhere to these general ideas first adopted in 1998 than almost any new construction along Main Street in the insuring 18 years.

Mansion Area Master Plan, Recommendations for Automobile Circulation

Traffic impacts on the neighborhood should be minimized to the greatest extent possible... Other techniques which contribute to traffic calming, such as on-street parking, should also be considered.

Staff finds the proposal to be consistent with these recommendations.

Mansion Area Master Plan, Recommendations for Parking

Encourage area residents to develop off-street parking when undertaking rehabilitation or new construction projects.

Zoning standards that require locating parking away from the street edge should be enforced ...

Staff finds the proposal to be consistent with these recommendations.

Neighborhood Reaction: Staff received one email stating *“I love the fact that we've got forward thinking people willing to commit to south main. And I totally support their efforts. But I don't understand this issue with not allowing replica like structures and I personally feel, while this building is beautiful, it doesn't fit our historic area. Even the early turn of the century citizens recognized that previous designs were worthy of mimic and that's why we had Greek Revival. One of Capitol Zonings mandates is to make sure things "fit" the neighborhood. Modern glass, while beautiful, doesn't fit our historic district. I'd love to see something that at least resembles our neighborhood architecture.”*

And another from a nearby resident stating *“Of particular concern to me are the proposed rooftop patios, which I feel will make the new structure too tall in relation to the other historical buildings directly located on South Main, and which bear no resemblance to other buildings in the area; all other existing structures have contained above-ground living/entertaining areas. The proposed patios would be in close proximity to Abeles residents' bedrooms on the north side and back of the new structure. The prospect of dealing with parties, noise, etc. on open-air rooftop patios so near our bedrooms is not a welcome thought. While I am enthusiastic about the proposed development and feel it will do much to enhance the South Main area, I ask that the commission take into consideration my concern about the open rooftop patios when evaluating the proposal. Please let me know if this letter will be sufficient to ensure your thoughtful consideration, or if there is other action I need to take.”*

Another nearby property owner reacted to staff's recommendation on recessed entries:

“Regarding the staff recommendations on 1424 S. Main St., I have one question, which has to do with standard "O12. Maintain the pattern created by recessed entry ways." My question is: Where is this "pattern" created by recessed entry ways?

Looking at all of the historic commercial buildings on S. Main from I-630 to 17th St., I found three very slightly recessed entry ways (1200 block, Custom Trophies building; 1500 block, Esse Museum building; 1600 block, South Main Creative building), plus three corner entries -- which might be considered recessed -- on the Community Bakery building, the old Lendermon Paint building, and the Green Corner Store building. Otherwise, all of the entry ways are flush with the sidewalk.

It seems to me that the design standard in question must have been a "boilerplate" standard -- typical of many places but not of South Main Street in Little Rock. New construction on South Main Street should be similar to the patterns that actually exist on South Main. The proposed design for 1424 S. Main St. does in fact follow the existing pattern, with a recessed corner entry way and other entrances that are flush with the sidewalk.”

One additional nearby owner wrote: *“I know the plan is already in motion, but I'd like to voice concern over the building's design and lack of parking. I acknowledge part of me just doesn't like change (and I'm ignoring at the moment my disillusionment over how this contributes to running out low-income community members) but I'd like to add my voice to any others' regarding the building's lack of adequate parking and historic fit. I can't visualize this building in SoMa- in my opinion (and I'm certainly not an architect or a historian) it looks like a strip mall from West Little Rock. Nothing like the old building plans Tony shared on the DNA FB page. I understand Matt has to take into account the tastes of investors, but I hope that there is a way to alter the plans to both meet their tastes and fit the historic feel of SoMa long-term. If there's a tally going somewhere, feel free to add another tick to re-designing the building.”*

Design Review Committee: The committee lacked a quorum for making an official recommendation, but members present discussed the proposal with the applicant and architect. Members expressed general approval of the design and seemed convinced that distance and roof layout will mitigate any noise impacts. Some expressed the preference that a different brick color be used to distinguish building modules and make the large structure appear as if it could have been built incrementally. [similar to Staff Recommendation #3 below]. They also agreed with the public commenter above that recessed entries may not be necessary.

Mansion Area Advisory Committee: The committee voted unanimously to recommend approval. Members generally agreed with the applicants that there was enough differentiation on the façade to break up the long frontage and that changing brick color or other details was not necessary. They also agreed that recessing the doors was not necessary. One member expressed concern that the proposed building was too tall for the location, especially with the rooftop decks and pergolas.

Proposed Findings of Fact: Based on the Capitol Zoning Master Plan and materials submitted by the applicant, staff finds:

- 1) This application represents a request to demolish an existing structure, construct a new primary structure, and use part of the structure for Multi-Family Residential;
- 2) The findings made above are incorporated herein;
- 3) The existing building at 1424 Main was likely built in the mid-1970s outside the District's period of significance;
- 4) The existing building consists of brick walls, large plate glass windows, a mansard roof, and is surrounded by an asphalt parking lot;
- 5) The proposed new structure will:
 - a. be two stories tall and generally L-shaped;
 - b. have a flat roof with appurtenances for an elevator, stairs, and mechanical equipment;
 - c. include roof-top outdoor seating areas associated with the residences below with wooden pergolas;
 - d. incorporate a covered, recessed corner entrance along with other entrances along Main and 15th Streets;
 - e. utilize glass, wood, and brick as the primary building materials;
 - f. contain protruding balconies with metal railings;
 - g. house space for commercial uses on the ground floor;
 - h. house five private dwellings on the top floor;
 - i. contain approximately 25,353 square feet of floor area;
 - j. be sited with proper setbacks for Zone O;
 - k. include at least 15 parking spaces on site.

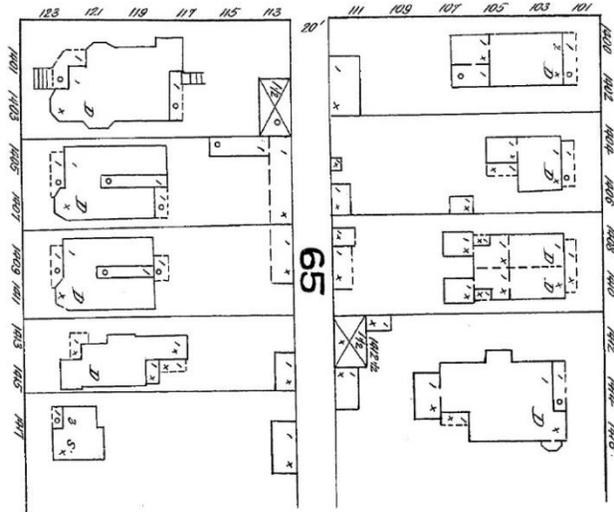
Proposed Conclusions of Law: Based on the findings above, staff concludes:

- 1) The existing structure at 1424 South Main Street is not architecturally, historically, or culturally significant;
- 2) Demolition of the structure would not negatively impact the character of the neighborhood;
- 3) Demolition would be consistent with the Mansion Area Framework Master Plan;
- 4) Using the upper floor as multi-family residential would be consistent with the Mansion Area Framework Master Plan;
- 5) The proposal is substantially consistent with the requirements for approving a Conditional Use Permit;
- 6) The proposal is substantially consistent with all other review criteria.
- 7) The proposal is consistent with Design Standards for new construction;
- 8) The proposal is substantially consistent with the Mansion Area Master Plan;
- 9) The proposal is substantially consistent with the requirements for approving a Certificate of Appropriateness. (cf. CZDC Rule, Sec. 2-105. C.1.e) for demolition;
- 10) The proposal is substantially consistent with the requirements for approving a Certificate of Appropriateness. (cf. CZDC Rule, Sec. 2-105. C.1.e) for new construction;

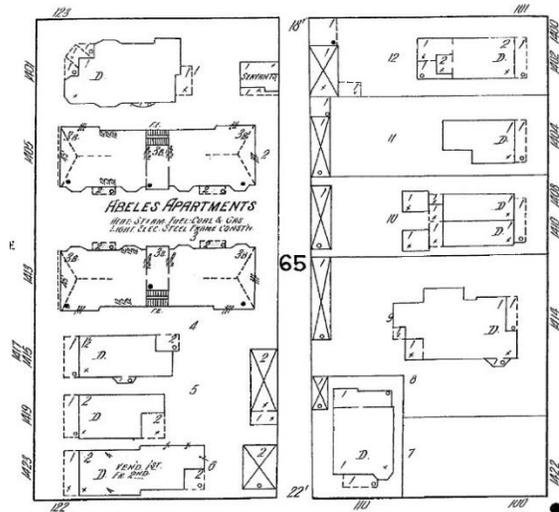
Staff Recommendation: Based on the above conclusions, staff recommends approval of the application with the following conditions:

- 1) That all state and city codes be followed at all times;
- 2) That the property be maintained in a neat and safe condition at all times;
- 3) That additional detailing be incorporated in the façade to differentiate the building modules from each other and to better define the break between the first and second floors;
- 4) That the storefront entrances be recessed slightly to echo the appearance of traditional storefronts; and
- 5) That any bike racks installed be inverted-U (staple-style) instead of the wave-style as shown in the renderings.

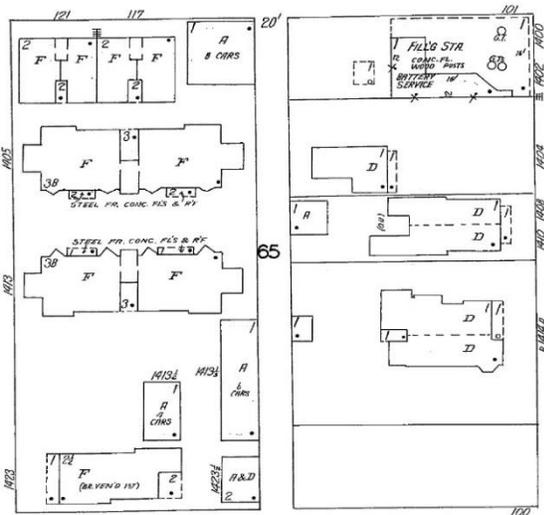
Details from Sanborn Fire Insurance Co. maps



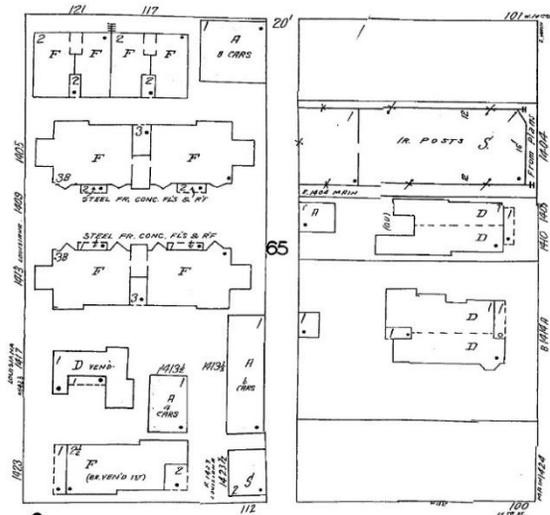
1892 - the block contained single-and 2-family residences



1913 - the Abeles Apartments were built in 1910



1939 - more apartments & 1st business added to block

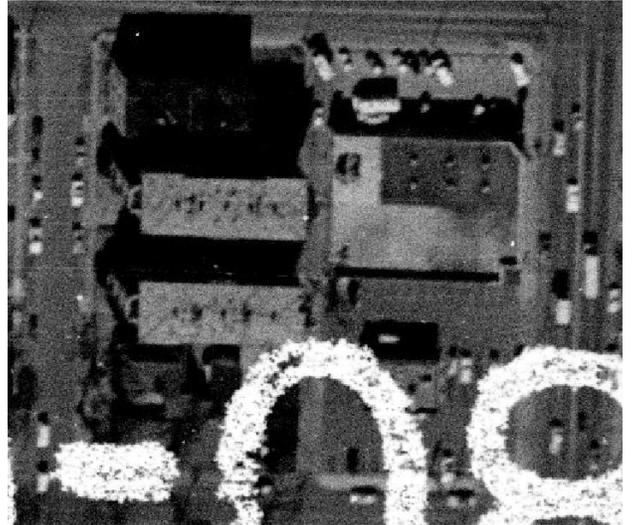


1950- SE quadrant still contains duplex

AHTD Aerial Photos



1974 - parcel in use as parking lot



1980 - though partly obscured by the date stamp, the current structure at 1424 Main can be seen in this image.

Historic Images



Mid-1970s - the building housed a Holly Farms Fried Chicken restaurant open 24 hours a day.



1998 - in use as a KFC.

Current photos of property



Former Holly Farms Chicken / KFC / laundry to be demolished



Abeles Apartments, parking area to (potentially) be improved, and alley to be abandoned.



Sidewalks along 15th and Main Streets, taken from southeast corner of lot. The proposed building will be constructed to the property line adjacent to these sidewalks.

Neighborhood Context



2016 aerial imagery from Google Maps

Neighborhood Context (cont.)



Traditional mixed-use development immediately to the east across Main Street



View of parcel from the intersection of 15th and Main

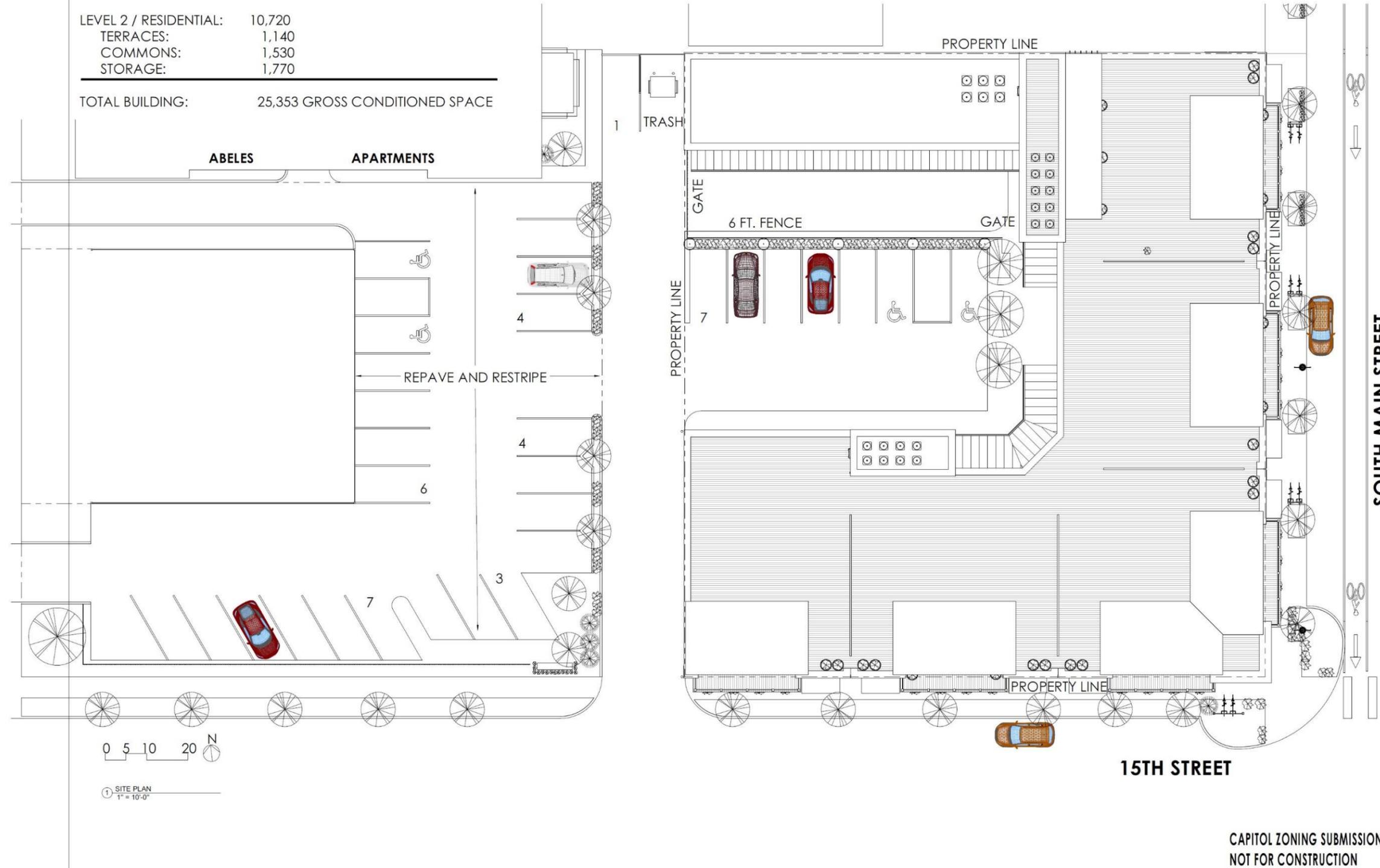
Site Plan

BUILDING AREA:

LEVEL 1 / COMMERCIAL: 11,333 (EXCLUDING GARAGE)
 GARAGE: 1,770 (8 SPACES)

LEVEL 2 / RESIDENTIAL: 10,720
 TERRACES: 1,140
 COMMONS: 1,530
 STORAGE: 1,770

TOTAL BUILDING: 25,353 GROSS CONDITIONED SPACE



① SITE PLAN
 1" = 10'-0"

SOUTH MAIN STREET
 1424 SOUTH MAIN
 Little Rock, Arkansas
 SERGEANT ARCHITECTURE PLLC 1858 SOUTH ARCH STREET, LITTLE ROCK, AR. 72206 T: 501.350.6826
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 PROJECT NUMBER: 16009
 A1.0

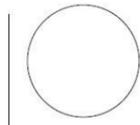
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Daytime Rendering



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COVER SHEET
A0.0

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Night time Rendering



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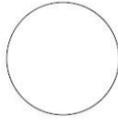
EVENING VIEW

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A0.0a



Typical Residence with Roof



TYPICAL RESIDENCE

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MISC. VIEWS

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A0.0B

South (top) and East (bottom) Elevations



② SOUTH ELEVATION (15TH STREET)
3/16" = 1'-0"

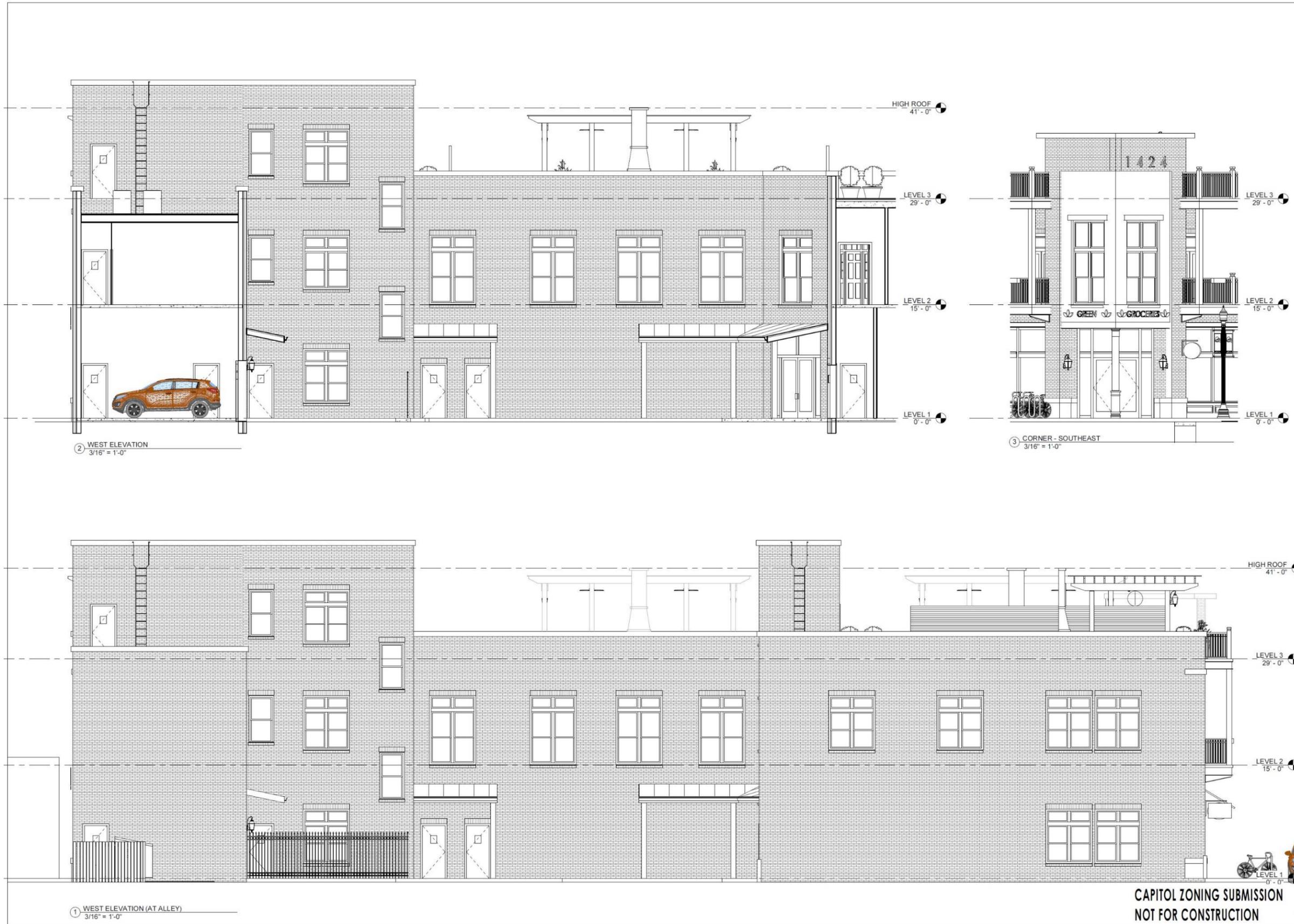


① EAST ELEVATION (SOUTH MAIN ST.)
3/16" = 1'-0"

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 ELEVATIONS
 A2.1

West Interior (top left), SE Corner (top right), and West Exterior (bottom) Elevations



② WEST ELEVATION
3/16" = 1'-0"

③ CORNER - SOUTHEAST
3/16" = 1'-0"

① WEST ELEVATION (AT ALLEY)
3/16" = 1'-0"

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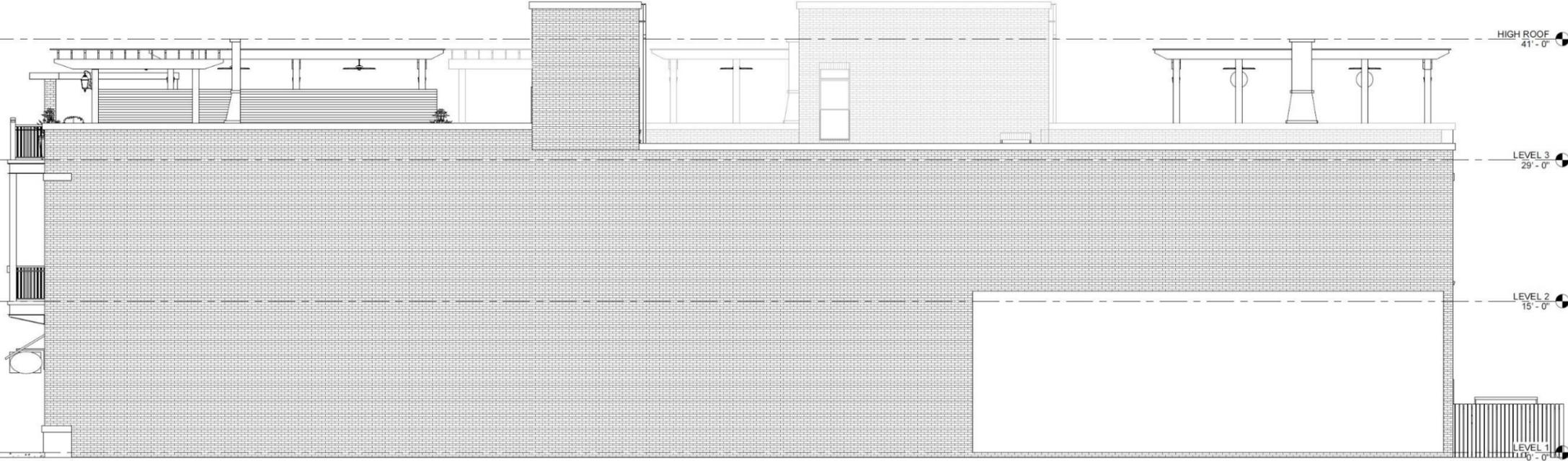
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A2.2

Elevation looking south from interior parking lot (top) and North Elevation (bottom)

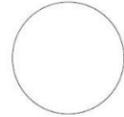


① NORTH ELEVATION
3/16" = 1'-0"



② NORTH ELEVATION - GARAGE & LOFTS
3/16" = 1'-0"

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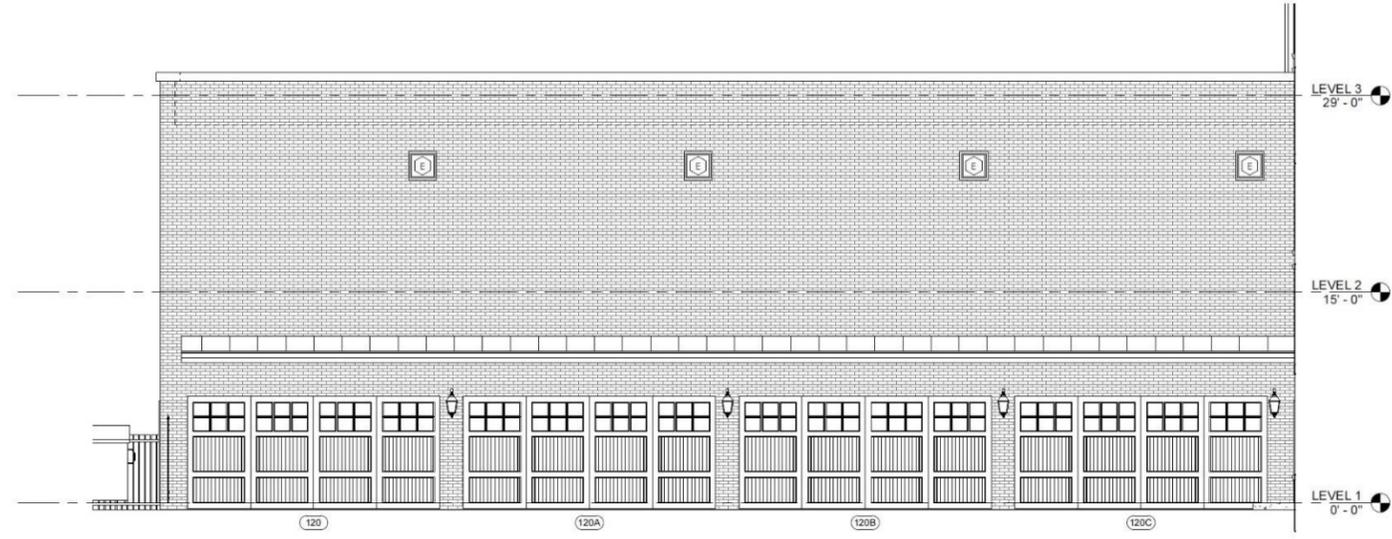
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ELEVATIONS
A2.3

Elevation looking north from interior parking lot



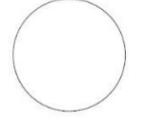
① GARAGE - SOUTH ELEVATION
3/16" = 1'-0"

ELEVATIONS
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A2.4

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Lower Level Floor Plan



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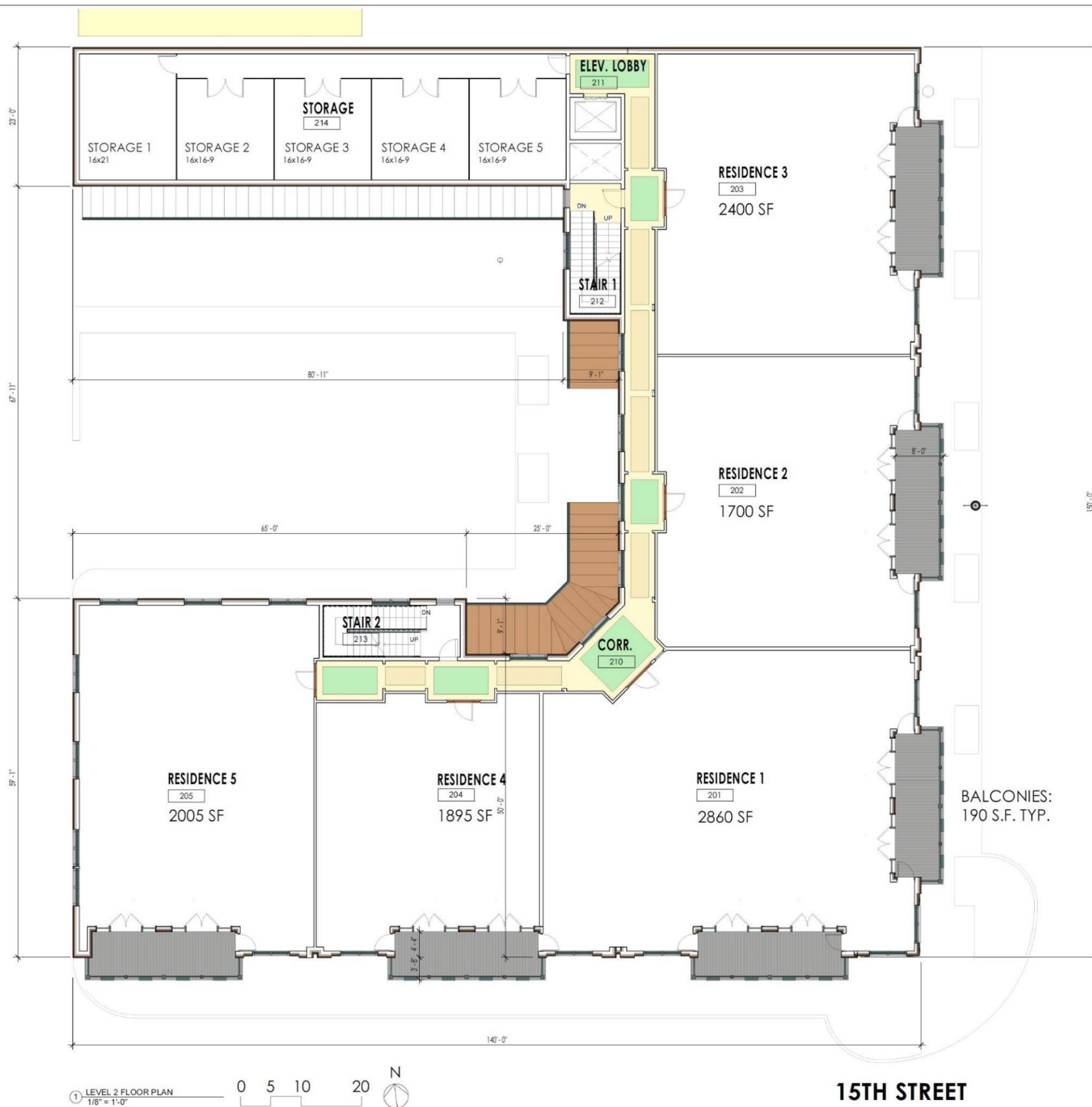
FLOOR PLAN - LEVEL 1
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PROJECT NUMBER: 16009

1424 SOUTH MAIN
Little Rock, Arkansas

1424 SOUTH MAIN
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A1.1

Second Level Floor Plan



1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



SOUTH MAIN STREET

15TH STREET

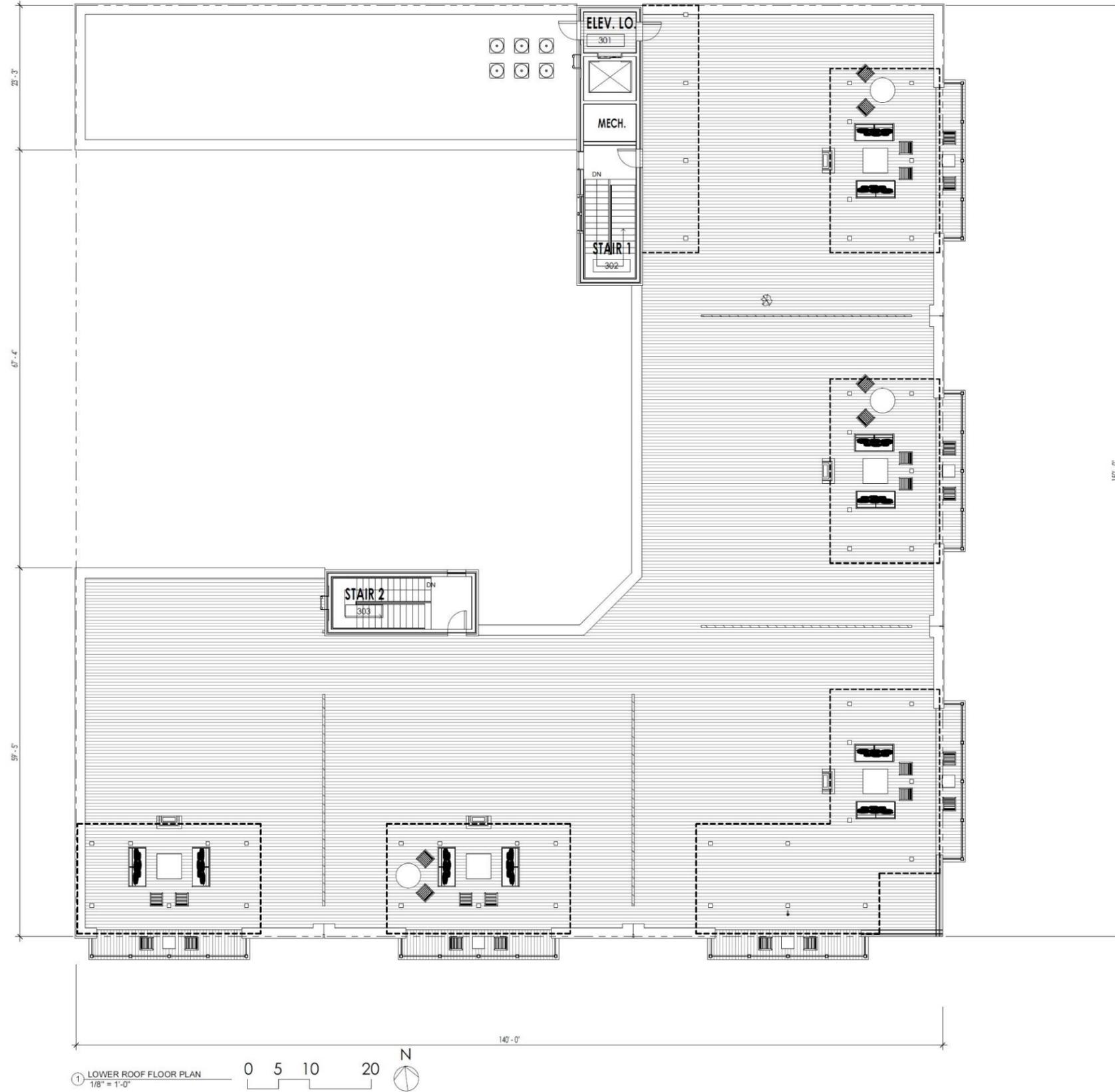
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FLOOR PLAN - LEVEL 2
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A1.2

Roof Floor Plan



① LOWER ROOF FLOOR PLAN
1/8" = 1'-0"

0 5 10 20

N

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FLOOR PLAN - LOWER ROOF

A1.3

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