

FILE NO.: Z-8559-C

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NAME: Wildwood Place Revised Long-form PD-R

LOCATION: Located South of Denny Road on Wildcreek Circle

DEVELOPER:

Deltic Timber Corporation  
7 Chenal Club  
Little Rock, AR 72223

ENGINEER:

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

AREA: 18.13 acres      NUMBER OF LOTS: 82      FT. NEW STREET: 6,705 LF

WARD: 5    PLANNING DISTRICT: 21 – Burlingame Valley    CENSUS TRACT: 42.02

CURRENT ZONING:    PD-R

ALLOWED USES:      Single-family residential – Average 5,500 square foot lots

PROPOSED ZONING:    Revised PD-R

PROPOSED USE:      Add additional land area to the previously approved plat area

VARIANCE/WAIVERS:    A variance from the Land Alteration Ordinance to allow grading of the entire development area with the development of Phase VI.

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BACKGROUND:

The Wildwood Park Subdivision is being developed under two (2) separate zoning case files; File No. Z-8559 and File No. Z-8559-A. One phase of the subdivision is located on the east side of an Entergy transmission line and the other phase is located on the west side of the transmission line. The eastern development contains a total of 16.32 acres and 67 lots and the western portion of the subdivision contains 43.41 acres and 184 lots. The total of the two (2) projects contains 59.73 acres and 251 lots. The developments proposed the placement of pedestrian paths within the open space areas to allow connection between two (2) phases of the subdivisions.

Ordinance 20,340 adopted by the Little Rock Board of Directors on October 19, 2010, rezoned the eastern property from R-2, Single-family to PD-R, Planned Development Residential. Ordinance No. 20,341 also adopted by the Little Rock Board of Directors on October 19, 2010, rezoned this site, the western portion of the development, from R-2, Single-family to PD-R, Planned Development Residential. The area to the east was identified as Blocks 1 and 2 of the Wildwood Place Subdivision. This area was identified as Blocks 3 through 7 Wildwood Place Subdivision.

All Corp. of Engineer's approvals, grading activity, the extension of water and sewer into portions of this phase were completed with the initial phase of the subdivision. Street construction, additional grading and drainage are currently under way within this portion of the development. Blocks 1 and 2 have been fully developed and final platted.

Ordinance No. 21,312 adopted by the Little Rock Board of Directors on October 18, 2016, allowed a revision to the previously approved PD-R, Planned Development Residential, to allow the construction of a community/neighborhood park for the subdivision. The neighborhood park was proposed with parking, pool house, two (2) pools, shade structure, picnic area and playground area.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to amend the previously approved PD-R, Planned Development Residential for Phases 6 and 7 of the Wildwood Place Subdivision to add additional land area and additional lots to the previously approved plat area. The applicant is proposing to increase the number of lots for this development from 184 to 206. The lots are proposed with an average lot size of 50-feet by 110-feet. The development is proposed with 4.75-acres of common open space within tracts. The development is indicated with 20-foot front setbacks and 5-foot side yard setbacks. The rear yard is proposed with a 25-foot setback.

B. EXISTING CONDITIONS:

Several phases of the subdivision have been final platted a new homes are being constructed. To the west of the development area is Wildwood Center for the Performing Arts. South of the site is undeveloped property owned by the current applicant. There is a large transmission line, owned by Entergy located along the western boundary of this development site.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site were notified of the public hearing. There is not a neighborhood association registered with the City located within this area.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. 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. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction. Is an advanced grading permit being requested to advance grade the lots with the construction of streets, drainage, and utilities? Is an advanced grading permit being requested to advance grade future phases with Phase VI?
2. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).
3. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners association.
4. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
5. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering, Greg Simmons, [gsimmons@littlerock.gov](mailto:gsimmons@littlerock.gov) or 501.379.1813 for more information.
6. Due to the number of lots being greater than 80, the Master Street Plan states Wildcreek Circle should be constructed to a residential street standard within a 50 foot right-of-way and sidewalk.
7. All public drainage easements must be unobstructed and access provided to the public right-of-way by constructed infrastructure and/or documented on the final plat.
8. All public drainage easements must contain drainage infrastructure approved by the City of Little Rock Public Works Department.
9. 100 year overflow swales must be constructed and placed within public drainage easements.
10. Traffic calming devices are required for long straight streets to discourage speeding. Traffic circles or roundabouts are suggested at regular intervals and at main intersections. Contact Traffic Engineering, Nat Banihatti, [nbanihatti@littlerock.gov](mailto:nbanihatti@littlerock.gov) or 501.379.1818 for additional information.
11. Pedestrian access is not shown to be provided to the revised phases of development.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Sewer main extension required with easements if new sewer service is required for this project. Capacity fee analysis required. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy Distribution does not object to this proposal. There do not appear to be any conflicts with existing electrical Distribution lines based on the information provided. There is an existing underground power line running along Wildcreek Boulevard adjacent to this property in anticipation of this development. The concern for this project may be with the 20 foot wide gravel path and emergency access road which crosses under an Entergy Transmission line on the northeast edge of the property. Contact the Transmission Department with Entergy to determine if there are any issues related to this road to discuss and resolve. Contact Entergy Distribution in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project 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. Please submit plans for water facilities 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. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
3. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
4. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).
5. 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.
6. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges.

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. 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.
3. 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.
4. Dead Ends. Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.
5. Electric gate operators, where provided, shall be listed in accordance with UL 325.
6. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.
7. One- or Two-Family Residential Developments. As per Appendix D, Section D107.1 of the Arkansas Fire Prevention Code Vol. 1, One- or Two-Family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.
  1. Exceptions: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the Arkansas Fire Code, access from two directions shall not be required.
  2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.
6. 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.

F. Building Codes/Landscape:

Building Code: The 2012 AR Fire Prevention Code Vol. III for one (1) and two (2) family dwellings requires foundations meet the following Sections of the Code. If the foundation cannot be verified by the *building official* at the time of the footing inspection the *building official* may require verification the foundation meets the required elevation by a licensed engineer.

R403.1.7.3 Foundation elevation. On grade sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12-inches (305 mm) plus two (2) percent.

R403.1.7.4 Alternate setback and clearances. Alternate setbacks and clearances are permitted, subject to the approval of the *building official*. The *building official* is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this Section has been satisfied. Such an investigation shall include consideration of materials, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

Please address any questions to the building inspectors at 501.371.4833 or 501.371.4834.

Note: Does not appear to meet fire access. One entrance to more than 30 residential properties.

Landscape: No comment.

G. Transportation/Planning:

Rock Region Metro: The site is not located on a dedicated Rock Region Metro Route.

Planning Division: This request is located in Burlingame Valley Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density is for single-family homes at densities no greater than six (6) dwelling units per acre. The applicant has applied for a revised PD-R (Planned

Development Resident) adding additional area (zoned R-2, Single-family) for additional lots.

Master Street Plan: North of the property is Wildcreek Circle and it 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.

H. SUBDIVISION COMMITTEE COMMENT: (November 1, 2017)

Mr. Joe White of White-Daters and Associates was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the proposed plat. Staff requested Mr. White provide a plat which included the first five (5) phases of the development.

Public Works comments were addressed. Staff stated a grading permit was required prior to any site grading or land clearing. Staff requested the applicant provide a sketch grading and drainage plan. Staff also stated if the disturbed area was in excess of one (1) acres a NPDES stormwater permit was required. Staff stated all public drainage easements were to contain drainage infrastructure approved by the City. Staff stated due to the number of lots exceeding 80, the Master Street Plan required Wildcreek Circle to be constructed as a residential street standard with a 50-foot right of way and sidewalks.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicant submitted a revised preliminary plat/site plan to staff addressing the technical issues associated with the request raised at the November 1, 2017, Subdivision Committee meeting. The applicant has provided a plat/layout which includes all phases of the proposed subdivision.

The request is to amend the previously approved PD-R, Planned Development Residential for Phases 6 and 7 of the Wildwood Place Subdivision to add additional land area and additional lots to the previously approved development area. The applicant is proposing to increase the number of lots for this development from 184 to 206. The lots are proposed with an average lot size of 50-feet by 110-feet.

The development is indicated with 20-foot front setbacks and 5-foot side yard setbacks. The rear yard is proposed with a 25-foot setback. The request includes the allowance of accessory structures as typically allowed within the R-2, Single-family Zoning District. The applicant is also indicating fences will be allowed as per the R-2, Single-family Zoning District.

The Master Street Plan states Wildcreek Circle should be constructed to a residential street standard within a 50 foot right-of-way and sidewalk. The Master Street Plan states a Minor Residential Street is: (a) a cul-de-sac street not exceeding 40 lots, or (b) a loop street not exceeding 80 lots, and (c) and in no case generating more than 400 vehicle trips per day with the assumption of ten (10) vehicle trips per day per lot. Typically the Minor Residential Street has a right-of-way of 45 feet. The applicant is proposing to construct Wildcreek Circle to a residential street standards with 26-feet between the curb faces. A sidewalk has been extended southeasterly from Wildcreek Boulevard to a point where the sidewalk connects to the pedestrian walk and path system. The applicant is requesting a variance from the Master Street Plan to allow Wildcreek Circle to be constructed as a minor residential street.

The request includes a variance from the Land Alteration Ordinance to allow grading of the entire development area with the development of Phase VI. The applicant indicates the variance request is necessary to allow the site to balance and limit the need to haul materials from the site.

Staff is supportive of the applicant's request. The applicant is seeking approval to revise the previously approved PD-R, Planned Development Residential, to allow the creation of additional lots within the currently developing subdivision. The development is proposed with 4.75-acres of common open space within tracts. The density proposed for the subdivision is 4.53 units per acre. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development as proposed is appropriate.

J. 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.

Staff recommends approval of the variance request from the Land Alteration Ordinance to allow grading of the entire development area with the development of Phase VI.

Staff recommends approval of the variance request from the Master Street Plan to allow Wildcreek Circle to develop as a minor residential street.



PLANNING COMMISSION ACTION:

(NOVEMBER 30, 2017)

The applicant was present. There were no registered objectors present. Staff presented the 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. Staff presented a recommendation of approval for the variance request from the Land Alteration Ordinance to allow grading of the entire development area with the development of Phase VI. Staff presented a recommendation of approval of the variance request from the Master Street Plan to allow Wildcreek Circle to develop as a minor residential street. 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.