

FILE NO.: Z-5963-G, S-1313-SS

NAME: Woodlands Edge Blocks 32 and 33 Preliminary Plat

LOCATION: South of the existing Woodlands Edge Development

DEVELOPER:

South Woodlands Estates, LLC
500 Main Street, Suite A
North Little Rock, AR 72114

OWNER/AUTHORIZED AGENT:

South Woodlands Estates, LLC, Owner
Holloway Engineering, Agent

SURVEYOR/ENGINEER:

Holloway Engineering
200 Casey Drive
Maumelle, AR 72113

AREA: 89.97 acres NUMBER OF LOTS: 118 FT. NEW STREET: 7,832 LF

WARD: 6 PLANNING DISTRICT: 18 CENSUS TRACT: 42.07

CURRENT ZONING: PRD (proposed for revocation)

VARIANCE/WAIVERS:

1. A variance from Section 31-256 to allow a reduced front building line of 20 feet for all lots.
2. A variance from Section 36-254 to allow a reduced side yard setback of 5 feet for lots with a lot width of 60 feet in Block 33.
3. A variance from Section 36-254 to allow a reduced rear yard setback of 15 feet for all lots.
4. A variance from the Master Street Plan to allow an increased length of a Minor Residential Street.
5. A variance from the Master Street Plan to allow a trail system in lieu of sidewalks.

6. A variance from the Master Street Plan to allow an increased grade for collector streets (14%).
 7. A variance from the Master Street Plan to allow a reduced right-of-way of 40 feet to match the existing improvements in Woodlands Edge.
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BACKGROUND:

On June 20, 1995, the Board of Directors approved the Brodie Creek Conceptual PRD for 700+/- acres located generally west of Bowman Road, south of Kanis Road/Cherry Creek area. The conceptual PRD envisioned a mixed use development based around four (4) distinct neighborhoods. That same night, the Board approved the Brodie Creek East Neighborhood PRD for the first of the four neighborhoods to be built closest to Bowman Road. Only that portion of the overall PRD was ever built. Much of the bulk of the PRD has since been developed as Woodlands Edge Community. As Woodlands Edge has developed, ordinances have been passed revoking portions of the Brodie Creek Conceptual PRD.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting preliminary plat approval for Blocks 32 and 33, Woodlands Edge Addition. The proposal includes the development of 89.97 acres with 118 new, single family lots and 7,832 feet of new streets. The proposed plat does include several variances from various provisions of the Subdivision Ordinance and the Zoning Ordinance as noted above. Additionally, the applicant is proposing to continue the use of a trail system within the development in lieu of sidewalks on the streets and the streets in Block 33 are proposed as private streets behind a gated entrance. A Land Alteration variance is requested to allow advance grading of the lots with installation of the basic infrastructure.

B. EXISTING CONDITIONS:

The area proposed for development is currently wooded and undeveloped. The existing Woodlands Edge development is located to the north and east of this tract. Spring Valley Manor is located to the west. Additional undeveloped property is located to the south.

C. NEIGHBORHOOD COMMENTS:

Notice was sent to all owners of abutting properties, Spring Valley Neighborhood Association and Woodlands edge Community Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. With site development, provide design of street conforming to the Master Street Plan. Construct street improvements to these streets with planned development.
2. All transition between public and private streets shall be constructed of concrete aprons per City Ordinance.
3. Since the street is proposed to be 24 ft. in width, show on the plan the area of street where parking will be restricted to one side. Revise General Note 7 on Tyne Ridge preliminary plat.
4. No residential waste collection service will be provided on private streets unless the property owners association provides a waiver of damage claims for operations on private property.
5. Storm water detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owners association and detailed in the bills of assurance with mandatory fees collected for future maintenance.
6. A grading permit in accordance with section 29-186 (c) & (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. Are variances being requested to advance grade future phases with construction of the first phase and to grade proposed lots with the street and drainage construction?
7. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
8. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
9. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to Public Works for approval. After construction, an as-built certification is required for construction of the retaining wall.
10. 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. In reference to General Note 2, are public drainage easements proposed on all sides of lots?

11. All public drainage easements must contain drainage infrastructure approved by the City of Little Rock Public Works Department. All drainage easements within subdivisions with private streets will not be maintained by the City of Little Rock. Revise General Note 11.
12. 100 year overflow swales must be constructed and placed within public drainage easements.
13. Access to detention ponds must be provided to the public right-of-way and/or access easement for future maintenance by the developer and/or local property owners' association.
14. Street names and street naming conventions must be approved by Public Works. A suffix should be added to Chanterelle Bend. The suffix in Stony Gap Path should be changed. Contact Glenn Haley at (501) 371-4537 if you have any questions or desire additional information.
15. What is the purpose of the bulb outs with islands shown on preliminary plat? Kiosks should not be located on Preserve Pass due to the expected traffic volumes.
16. Provide street, round-a-bout, and right-of-way widths and dimensions on Tyne Ridge preliminary
17. Show proposed location(s) of USPS cluster box units in Tyne Ridge in conformance with USPS and City of Little Rock policy design standards. All kiosks should be constructed with pedestrian access provided in conformance with ADA standards. Kiosks should not be located on Preserve Pass due to the expected traffic volumes and proposed street widths.
18. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
19. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
20. Street lights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Street lights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineer 379-1813 (Greg Simmons) for more information.
21. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway, (501) 379-1805 (Travis Herbner) for more information.
22. In accordance with Section 32-8, no obstruction to visibility shall be located within a triangular area 50' back from the intersecting right-of-way line (or intersecting tangent lines for radial dedications) at all proposed intersections.
23. Per Section 29-190, for excavations or fills constructed with slopes flatter than 3:1 (three horizontal to one vertical), terraces are not required nor is there a limit on the height of cut or fill.

24. With the proposed right-of-way of 40 ft. 10 ft. utility and drainage easements should be platted on both sides of platted right-of-way. Revised General Note #1.
25. Per the Fire Code, the minimum cul-de-sac diameter is 96 ft. from back of curb to back of curb. Contact the LR Fire Marshall for more information.
26. Per the Fire Code, a 26 ft. or wider street must be provided around a fire hydrant. Contact the LR Fire Marshall for more information.
27. Provide certification from a license engineer of at least 200 ft. of stopping sight distance is provided on all new streets.
28. Striping and signage should be provided within the street bulb-out area for parallel vehicle parking not to exceed 5 minutes.

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.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. Existing overhead and underground powerlines are located in the vicinity of this project, but extensions will need to be made to provide service to the subdivision. Contact Entergy in advance to discuss electrical service requirements, extensions, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: All Central Arkansas Water requirements in effect at the time of request for water service must be met.

A water main extension will be needed to provide water service to this property.

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 Central Arkansas Water, the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

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.

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.

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).

Fire Department:

Full plan review

Maintain Access:

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.

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.

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.

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.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.

3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaces or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

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.

Exceptions:

1. 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.

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 (Daniel Tull 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 comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: No comments.

H. SUBDIVISION COMMITTEE COMMENT: (November 20, 2018)

The applicant, Eric Holloway, was present. Staff introduced the item and noted there were several outstanding technical issues in need of addressing. Staff outlined the several preliminary plat informational items that were needed. The various requested variances were noted. Public Works comments were noted and discussed. In response to a question, Mr. Holloway stated the development would be constructed in a single phase and permission to advance grade the lots with installation of the basic infrastructure was requested. Comments from the other reviewing agencies were noted. The applicant was advised to submit responses to staff issues by November 28, 2018. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant is requesting preliminary plat approval for Blocks 32 and 33, Woodlands Edge Addition. The proposal includes the development of 89.97 acres with 118 new, single family lots with 7,832 feet of new streets. The proposed plat does include several variances from the typical standards of the Subdivision Ordinance and Zoning Ordinance, as noted above. The variances are consistent with those approved for various phases of the existing Woodlands Edge development. Additionally, the applicant is proposing to continue the use of a trail system within the development in lieu of sidewalks on the streets and the streets in Block 33 are proposed as private streets. A land alteration variance is requested to allow advance grading of the lots with installation of the basic infrastructure.

Block 32 contains 62.33 acres and will be developed with 63 lots and 4 tracts of open space. The open space amounts to 36.65 acres. The average lot size is 13,503 square feet and the minimum lot size is 11,196 square feet. The minimum lot size in R-2 is 7,000 square feet. The proposed density is 1.01 units per acre. 5,225 linear feet of new public streets are proposed.

Block 33 contains 27.64 acres and will be developed with 55 lots and 5 tracts of open space. The open space amounts to 14.23 acres. The average lot size is 8,295 square feet and the minimum lot size is 7,014 square feet. The proposed density is 1.99 units per acre. 2,607 linear feet of new street are proposed. The streets in this block are proposed as private streets. The subdivision will be gated, with a key pad entrance on the north end of Chanterrelle Bend Lane off of the round-about-on Preserve Pass. The gated entrance will be entry or exit. A second gate is located on the south end of Chanterrelle Bend Lane. This gate is exit only.

Construction of both blocks is to be simultaneous, however it is likely that final platting will be done by separate plats for each block.

The applicant submitted responses to most all of the issues raised at subdivision committee. All required information has been added to the preliminary plat document. Centralized USPS mail kiosks have been added for each block. The front building lines along Preserve Pass have been revised to 30 feet. Public Works comments have been addressed. All streets will be 26 feet wide. The required sight distance certification letter has been provided. A previously requested variance to allow for a street design speed of 25 mph has been withdrawn. Cul-de-sac design will comply with the Fire Code for appropriate diameter.

To staff's knowledge there are no outstanding issues. The proposed new blocks are compatible with the existing Woodlands Edge development.

J. STAFF RECOMMENDATION:

Staff recommends approval of the proposed preliminary plat subject to compliance with the comments and conditions outlined in paragraphs D, E and F and the staff analysis in the agenda staff report.

Staff recommends approval of the following variances:

- (a) A variance from the land alteration ordinance to allow advance grading of a portion of the lots with installation of the basic infrastructure.
- (b) A variance from Section 31-256 to allow a reduced front building line of 20 feet for the lots not fronting onto a collector street.
- (c) A variance from Section 36-254 to allow a side yard setback of 5 feet for all lots with a width of 60 feet in Block 33.
- (d) A variance from Section 36-254 to allow a reduced rear yard setback of 15 feet for all lots.
- (e) A variance from the Master Street Plan to allow an increased length of a Minor Residential Street.
- (f) A variance from the Master Street Plan to allow an increased grade for collector streets (16%).

- (g) A variance from the Master Street Plan to allow a reduced right of way of 40 feet to match the existing improvements in Woodlands Edge.
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PLANNING COMMISSION ACTION:

(DECEMBER 13, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above; including the variances. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 noes and 1 absent.