

FILE NO.: Z-4343-JJ

NAME: Renaissance Pointe the Ranch Revised Long-form PD-R

LOCATION: Chenonceau Boulevard and Ayla Drive

DEVELOPER:

Parkland Heights Ranch Properties LLC
c/o Williams and Dean Architects
18 Corporate Hill Road, Suite 210
Little Rock, AR 72205

ENGINEER:

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

AREA: 18.5 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 20 – Pinnacle

CENSUS TRACT: 42.05

CURRENT ZONING: PD-R

ALLOWED USES: Multi-family

PROPOSED ZONING: Revised PD-R

PROPOSED USE: Revise the site plan to eliminate one building and increase the height of a second building

VARIANCES/WAIVERS REQUESTED:

1. A variance from the City's Land Alteration Ordinance to allow grading of multiple phases with the development of the first phase of construction.
2. A variance from Sections 30-43 and 31-210 to allow the drives as proposed.

BACKGROUND:

Ordinance No. 19,502 adopted by the Little Rock Board of Directors on March 21, 2006, established Parkland Heights Long-form PD-R. The development was proposed with 84 two story townhomes ranging from 2,024 square feet to 2,220 square feet and 18 one and a half story condominiums ranging from 2,460 to 3,130 square feet. Amenities

included a 2,500 square foot clubhouse, pool, putting green, playground half-court basketball, and walking and biking path. The project was to be constructed in two phases with the first phase to include the site improvements, grading, roads, and infrastructure, (18) condominiums, (34) townhouse and the complete amenities package. The second phase consisted of the completion of the remaining 50 townhomes. Landscaping and buffering was approved as reflected on the current site plan. (Z-4343-R)

Ordinance No. 19,632 adopted by the Little Rock Board of Directors on November 21, 2006, allowed a revision to the previously approved PD-R. The approval allowed the creation of lot lines along the common walls of the previously proposed units. There were no other changes proposed for the development. (Z-4343-U)

Ordinance No. 20,145 adopted by the Little Rock Board of Directors on August 18, 2009, allowed a revision to the approved PD-R. To revision was to allow a change in the structure type of the homes proposed for the eastern portion of the site. The approval allowed the construction of seven (7) two-story units which was previously shown for development of three (3) one and one-half story units for a net gain of four (4) units within the development. (Z-4343-V)

Ordinance No. 20,610 adopted by the Little Rock Board of Directors on July 17, 2012, amended the Master Street Plan to relocate the proposed collector street from Patrick County Road to Valley Ranch Drive. The Little Rock Board of Directors adopted Ordinance No. 20,612 on July 17, 2012, which abandoned the right of way for Patrick County Road from north of the existing bridge near Cantrell Road to the intersection of Valley Ranch Drive which was to be extended prior to the physical closure of Patrick County Road.

Ordinance No. 20, 627 adopted by the Little Rock Board of Directors on September 4, 2012, allowed a revision to the previously approved PD-R. The developer proposed to amend the previously approved PD-R for the western portion of the site. In-lieu of constructing 60 two-story townhouse units, the developer proposed to construct a more traditional apartment style development within seven (7) buildings containing 168 units. The buildings were proposed as three/two split level buildings with the front being three-stories and the rear two-stories. Within the development area a second clubhouse and pool facility would be added (Z-4343-BB).

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Permits for two (2) of the seven (7) buildings have been issued for the development. Within the two (2) buildings there are a total of 48 units. The applicant is now proposing to amend the previously approved PD-R, Planned Development Residential, to remove one (1) of the buildings located at the northwest corner of the site and to allow one (1) of the buildings at the southwest corner of the site to be a four (4) story building containing 32 units (previously approved as a three story building containing 24 units). The development is proposed in two (2) additional phase.

B. EXISTING CONDITIONS:

The development is located at the end of Chenonceau Boulevard. The Clubhouse and most of the townhouse residential units have been completed. Two (2) of the apartment buildings are under construction.

Chenonceau Boulevard terminates at the development. Chenonceau Boulevard is constructed as a two lane street constructed to Master Street Plan standard. The right of way for Patrick Country Road which is located along the western boundary of this development was previously abandoned but retained as a utility and drainage easement.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Aberdeen Court POA, the Duquesne Place POA and the Maywood Manor Neighborhood Association were notified of the public hearing.

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 grade future phases with construction in Phase 1?
2. An access easement with a Fire Code compliant driving surface and width must be provided between the proposed emergency access gate and the public right-of-way.
3. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).
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. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Driveway spacing is 250 feet from other driveways or intersections on a collector street. 3 multi-family complexes with 4 driveways are proposed to be constructed off the cul de sac. A variance must be requested for the proposed driveway location.
6. 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.
7. 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.

8. The owner and/or manager of each multi-family residence of 100 or more dwelling units shall provide recycling and encourage participation by the tenants, renters, or owners of each unit. Contact Melinda Glasgow, mglasgow@littlerock.gov or 501.371.4646 for more information.
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.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

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

Entergy: Entergy does not object to this proposal. An existing underground, single phase, power line exists just to the east of this property. It does not appear to be in conflict with the proposed development. Contact Entergy in advance to discuss future service requirements, new facilities locations and 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 and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
3. 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.
4. Contact Central Arkansas Water regarding the size and location of the water meter.
5. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.

6. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
7. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.
8. This development will have a minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department: **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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be places with the approval of the fire code official.

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.

Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501-377-1245) and the Little Rock Fire

Marshal's Office (Capt. Tony Rhodes 501-918-3757 or Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is currently served by METRO on route 25. We have no objections to this revision of the development as presented. We request in addition to the gated community entrances a man gate be provided to allow pedestrian access to the transit route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.gov or
Mark Alderfer at 501.371.4875; malderfer@littlerock.gov.

Planning Division: This request is located in Pinnacle Planning District. The Land Use Plan shows Residential Low (RL) for this property. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The applicant has applied to revise an existing Planned Residential District to removed one (1) building and increase the height of a building by one (1) floor to second building.

Master Street Plan: The south side of the property is Chenonceau Boulevard and it is shown as 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.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive

nature. The property to the north is zoned R-2. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the Landscape Ordinance of the City, Section 15-81.

3. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
5. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
6. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
8. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
9. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (February 22, 2017)

Mr. Joe White and Mr. Brian Dale of White Daters and Associates were present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested Mr. Dale provide the number of units in each building. Staff also requested information concerning the proposed northern land use buffer and screening. Staff stated the site plan should include a note concerning the proposed screening and proposed fencing along the northern perimeter.

Public Works comments were addressed. Staff stated a grading permit was required prior to any land clearing or grading activities on the site. Staff stated driveway locations and widths did not comply with City Ordinances. Staff stated no residential waste collection would be collected on the private streets unless the Property Owners Association signed a waiver of damage claims for operations on

private property. Staff stated construction of retaining walls required an engineer's certification of design and plans were required to be submitted to public works for review and approval. Staff stated upon completion an as-built certification was required for the retaining wall construction.

Landscaping comments were addressed. Staff stated the comments were general. Staff stated a perimeter planting strip was required along any side of a vehicular use area that abutted adjoining property or a street right of way. Staff stated a minimum of eight percent (8%) of the vehicular use area was to be landscaped. Staff stated at the time of construction building landscaping would be required. Staff stated an automatic irrigation system to water landscaped areas was required at the time of development.

Rock Region Metro comments were addressed. Staff stated the site was not located on a dedicated bus route but was located near Metro Route #25. Staff stated there was no objection to the revision of the development plan.

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.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing most of the technical issues associated with the request. The revised site plan notes a six (6) foot tall wood opaque fence will be placed on the north property line with eight (8) foot tall masonry pilasters at 50-feet on center to provide the required screening. The site plan notes a dense evergreen vegetative screen will be provided along the northern boundary to screen the vehicular use areas.

The applicant is requesting to amend the previously approved PD-R, Planned Development Residential, to allow a revision to the previously approved site plan. The current proposal is to remove one (1) of the buildings located at the northwest corner of the site and to allow the building at the southwest corner of the site to be a four (4) story building (previously 3 story building) containing 32 units (previously approved containing 24 units). The developer has indicated 48 units will be constructed in the next phase and 56 units in the final phase. The clubhouse and pool are also proposed in the final phase.

The previous approval allowed for the development of 168 units of multi-family housing. The current request is to allow the construction of 152 units of multi-family housing. The site plan indicates 242 parking spaces. The ordinance would typically require the placement of 228 parking spaces to serve 152 units (1 ½ spaces per unit).

Within the PD-R area there are 50 lots developed or to be developed in the townhouse/condominium portion of the site. The plan proposes the construction of 152 units of traditional multi-family housing. The site contains 18.5-acres which results in an overall density of 10.91 units per acre.

The rear of the northern building is two levels facing north and a third level fronting the parking area. Four (4) of the five (5) southern buildings are two (2) levels fronting the parking area and three (3) levels on the rear (south). The maximum building height proposed for the four (4) buildings is 38-feet at the mid-point of the roof. The fifth building is proposed three (3) and four (4) levels. The maximum building height proposed is 50-feet at mid-point.

The exterior materials for the project include 25 percent to 35 percent masonry, brick or stone and 50 percent stucco. The balance of the exterior building materials will be composite (Hardy Plank) siding for trim and accent. The roof materials will be architectural shingles.

The site plan includes the placement of covered parking on the site. A note on the site plan states the final location of the carports will be determined at the time of site development. The height of the carports will not exceed 35-feet in height. The number of covered parking spaces will not exceed 150 parking spaces.

The request includes a variance from the City's Land Alteration Ordinance to allow grading of multiple phases with the development of the first phase. The applicant has indicated grading outside the limits proposed for construction during a specific phase would allow for the site to balance.

Staff is supportive of the applicant's request. The area which is proposed for the taller building is located adjacent to a multi-family development which contains a mix of two (2) and three (3) story buildings. The buildings within this development have a minimum setback of 25-feet along the southern property line. The overall number of units is proposed to decrease. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff does not feel the development as proposed will have a significant impact on the site or the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends approval of the variance request from the City's Land Alteration Ordinance to allow grading within future phases of the development with the construction of a building in an earlier phase.

PLANNING COMMISSION ACTION:

(MARCH 16, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation of approval of the variance request from the City's Land Alteration Ordinance to allow grading within future phases of the development with the construction of a building in an earlier phase. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.