

FILE NO.: Z-9407-A

NAME: Village at the Gateway Phase 8 – PRD

LOCATION: West end of Big Rock Avenue, south of Alexander Road

DEVELOPER:

VDZ, LLC
10 Gateway Village Blvd.
Alexander, AR 72002

OWNER/AUTHORIZED AGENT:

VDZ, LLC – Owner
Pat McGetrick – Agent

SURVEYOR/ENGINEER:

McGetrick and McGetrick
10402 – 13 Stagecoach Road
Little Rock, AR 72210

AREA: 42.7 acres NUMBER OF LOTS: 117 FT. NEW STREET: 9,346 LF

WARD: 7 PLANNING DISTRICT: 16 CENSUS TRACT: 41.04

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 42.7 acres from "R-2" Single Family District to "PRD" Planned Residential District to allow a 117 lot, 351 unit multifamily development. The 42.7 acres proposed for development is part of a 100 acre ownership.

B. EXISTING CONDITIONS:

The site is currently undeveloped and wooded. The property contains varying degrees of slope.

C. NEIGHBORHOOD COMMENTS:

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Village Run Parkway shows with 2 different right-of-way widths. A 4 lane street section with a 20 ft median must be constructed within a 90 ft right-of-way.
2. Big Rock Avenue should be shown as private street due to the existing Big Rock Ave right-of-way to the east is required to be abandoned. Are gates proposed on Big Rock Ave.
3. As conditioned by Planning Commission with approval of Village at the Gateway PRD (Z-9407), all streets within the currently constructed Village at the Gateway Phases 1-7 must be abandoned by the CLR Board of Directors prior to approval of this proposed final plat.
4. On preliminary plat, show proposed sidewalks adjacent to residential and collector streets.
5. All driveways shall be concrete aprons per City Ordinance.
6. Plans of all work in right-of-way shall be submitted for approval prior to start of work. Obtain barricade permit prior to doing any work in the right-of-way from Traffic Engineering at (501) 379-1805 (Travis Herbner).
7. Private access is proposed for these lots. In accordance with section 31-207, private streets must be designed to the same standards as public streets.
8. Temporary turnarounds must be constructed at each dead end street for emergency and collection vehicle turnaround.
9. 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. Is a variance being requested to advance grade future phases with the issuance of the grading permit for phase 9? Show area beyond this preliminary plat area that may be advance graded for borrow material.
10. Per Sec. 29-102 an evaluation should be conducted on the basis of existing downstream development and any analysis of stormwater runoff with and without the proposed development. If the proposed development will cause or increase downstream flooding conditions, provisions to minimize such flooding conditions should be included in the design of the storm management improvements. Such provisions may include downstream improvements and/or detention of stormwater runoff and its regulated discharge to the downstream storm drainage system.

11. 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. Access from the right-of-way must be provided to the proposed west detention pond for maintenance.
12. 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.
13. 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. Access from the right-of-way must be provided to the proposed west detention pond for maintenance. Will the proposed east detention pond in this phase replace the existing detention pond located on the west side of Pine Rock Court? If so, the new pond must be functioning prior to filling of the existing pond.
14. Street lights are required by Section 31-403 of the LR code. Provide plans for approval to Planning and Development. Street lights must be installed prior to platting/certificate of occupancy.
15. 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.
16. 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 at 371-4646 for more information.
17. 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.
18. All public drainage easements must contain drainage infrastructure approved by the Planning and Development Department.
19. Provide a sketch grading and drainage plan.
20. Street names and street naming conventions must be approved by Public Works. Sandstone Cove was previously denied. Contact Glenn Haley at (501) 371-4537.
21. Show locations of raised concrete pedestrian tables for traffic calming on preliminary plat. The crossing should be located with sidewalks crossing from one side of the street to the other.

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: No comments received.

CenterPoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water: No comments received.

Fire Department:

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. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

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.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2012 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2012 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

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 Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal 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. 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. 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.

More restrictive R-2 properties are located adjacent to the west, and a portion of the north property lines. Existing mature trees and dense understory vegetation may be able to be applied to meeting the minimum code requirements if retained and protected during construction.

3. 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. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the Otter Creek Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The application is to change the property from R-2 (Single-Family District) to PRD (Planned Residential Development) District to allow for the future development of attached residential units with a club house/pool area. There are 351 proposed units, for a density of 8.2 units/acre in this development.

The Land Use Plan shows Residential Low Density (RL) to the northwest, west, south, and southeast. Residential Medium Density (RM) is shown to the east. The Plan proposes Mixed Office and Commercial (MOC) to the northeast of the application area. Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The Residential Low Density areas to the north, south, and southwest are undeveloped and wooded. The area to the west is development with large tract single-family houses. The Residential Medium Density (RM) category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. This area is developed with attached residential units (duplex, triplex or four-plex) as part of an earlier phase of this same development. The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. This area is a mix of single-family houses, a concrete vault company and auto related retail.

Master Street Plan: There are no roads shown in the immediate vicinity. Village Run Parkway is being built as a Collector for this development from Alexander Road to Vimy Ridge Road.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

H. ANALYSIS:

The applicant proposes to rezone the 42.7 acre property located at the west end of Big Rock Avenue, south of Alexander Road from "R-2" Single Family District to "PRD" Planned Residential District. The property is part of a 100 acre ownership.

The applicant proposes to subdivide the property into 117 lots and construct a triplex structure on each lot, for 351 total units. All of the units will be rental. Big Rock Avenue, located to the west, will be extended into this proposed development. However, this entrance into the site will be gated and only used for emergency access. There will be 9,346 linear feet of new streets throughout the development. Village Run Parkway will be the main north/south street through this development, running from Alexander Road, through an approved PCD (to the east), to Vimy Road. The project will be developed in one (1) Phase.

The proposed residential units will be one (1) and two (2) bedroom units, ranging from approximately 650 square feet to 1,300 square feet. The structures will be constructed using a mixture of rock, wood and siding materials. The applicant

notes that the structures will have maximum height of 25 feet. The ordinance typically allows a maximum building height of 35 feet in single family zones.

The proposed structures will have minimum front setbacks of 15 feet and minimum side setbacks of five (5) feet. The minimum rear building setbacks will also be 15 feet.

The proposed plan shows that none of the lots will have direct access from the new streets. All access will be at the rear of the lots via alleys which will run through the blocks. Parking will be provided on each lot. Section 36-502 of the City's Zoning Ordinance requires a minimum of four (4) parking spaces for each triplex structure.

The proposed development has several open space tracts. The applicant notes that the tracts will be for recreational and stormwater detention use. There will be a model home/construction office on Tract B along the east boundary of the overall development. Tract E, along the west perimeter, will contain a clubhouse and pool facility. The proposed clubhouse will be approximately 4,000 square feet in size and two (2) stories in height (height not to exceed 30 feet). The clubhouse and pool facilities will be for the tenants in the Villages at the Gateway, Phases 8 and 9.

There will also be a mail kiosk with associated parking located on Tract B. The mailbox kiosk location must be constructed in conformance with USPS and City of Little Rock design standards and be ADA accessible.

The applicant notes that garbage will be collected by a private contractor.

All site lighting will be low-level and directed away from adjacent properties.

The applicant notes that the City's Landscape and Buffer ordinances will be complied with. There will be a six (6) foot high wood fence located along the west property line. The applicant notes that there are no interior fences proposed at this time. If the applicant proposes to construct interior fences in the future, the fence heights must conform with Section 36-516 (e) (1) of the City's Zoning Ordinance.

The applicant also notes that there is no signage planned for the development at this time. If the applicant decides to construct any signage, the signage must conform to the requirements of Section 36-552, signs allowed in multifamily zoning.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed PD-R rezoning.

Staff is supportive of the requested PRD zoning to allow the 351 unit residential development. Staff views the request as reasonable. The property is located in an area of mixed uses and zoning. Existing similar type multifamily developments are located east of the subject property. The proposed development should prove to be compatible with the surrounding uses and zoning. Staff believes the proposed PRD zoning will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(JULY 8, 2021)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. 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 8 ayes, 0 nays, 2 absent and 1 open position.