

FILE NO.: Z -8235-D

NAME: Newcap Development – Senior Housing / Commercial – PCD

LOCATION: 12110 Stagecoach Road

DEVELOPER:

Newcap Development
2024 Arkansas Valley Drive
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Terry Burruss (Agent)
Terry Burruss Architects
11912 Kanis Road – Suite F8
Little Rock, AR 72211
(501) 517-7408
DODA Construction, LLC – Doug Meyer (Owner)

SURVEYOR/ENGINEER:

Joe White Associates
24 Rahling Circle – Suite A-2
Little Rock, AR 72223
(501) 214-9141

AREA: 50.92 acres NUMBER OF LOTS: 9 FT. NEW STREET: 800 LF

WARD: 7 PLANNING DISTRICT: 16 CENSUS TRACT: 42.20

CURRENT ZONING: PID

VARIANCE/WAIVERS: None requested.

BACKGROUND/REQUEST:

On October 22, 2021 the City Board of Directors approved Ordinance No. 22,049 which rezoned the 50.919 acres of this property from PCD and PID (expired) to PID (The Village at Hidden Creek). The PID was approved by the Planning Commission on September 9, 2021. The PID was approved for a multi-lot mixed commercial and light industrial development, with OS zoning along the eastern border within the floodway.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 50.92 acres from "PID" Planned Industrial Development to "PCD" Planned Commercial Development to allow a Senior Housing development on one (1) lot and commercial development adhering to the C-3 development standards, with C-3 permitted uses, on the other eight (8) proposed lots.

B. EXISTING CONDITIONS:

The property is currently undeveloped and mostly open with a partially paved access drive connecting to Stagecoach Road along the south perimeter. The site is bordered by I-2 and C-3 zoned properties to the east, R-2 and C-3 zoned properties to the west, and R-7 zoned properties to the south across Stagecoach Road.

C. NEIGHBORHOOD NOTIFICATIONS:

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. Provide finished floor elevations (FFE) for all buildings on site plan and grading and drainage plans.
2. Is the proposed access street and cul-de-sac from Stagecoach Road (Hwy. 5) to the proposed development going to be dedicated as a public or private street?
3. Show all flood plain boundaries and flood zones on plans and plat.
4. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
5. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and

information about General Stormwater Discharge Construction Permit #ARR150000.

6. Hauling of fill material on or off project sites over municipal streets require approval prior to a grading permit being issued by the Department of Planning and Development. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1805 with any questions or for more information.
7. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
8. Provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system prior to issuance of the certificate of occupancy. The as-built plans should contain information as found on the City of Little Rock website at <https://www.littlerock.gov/city-administration/city-departments/public-works/applications-details-and-manuals/>. Provide the as-built plans and data entry template to Planning and Development Dept., Civil Engineering Private Development by email to csmith@littlerock.gov and cc dwarner@littlerock.gov. If you have any questions or desire additional information, please do not hesitate to contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or email Permits@littlerock.gov.
9. A maintenance bond for 50% of total construction costs for all completed public street and drainage improvements within City right of way and as-built storm drainage infrastructure plans shall be provided to the Department of Planning and Development before the issuance of a final certificate of occupancy.
10. A drainage study showing all hydrologic and hydraulic calculations for the proposed storm sewer pipe system, detention ponds and structures, and inlets is required. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
11. Obtain Traffic Control permits prior to doing any street cuts or curb cuts. Obtain Traffic Control permits prior to doing any work on city streets or in the right-of-way. Contact Traffic Engineering at 501-379-1800 for more information.
12. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
13. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with

vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.

14. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
15. Provide accessible route from the public right of way to the proposed building entrance in accordance with 2012 Arkansas Fire Prevention Code Section 1104.1.
16. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
17. A Special Flood Hazard Development Permit is required to be obtained to prior to beginning construction. The Special Flood Hazard Development Permit application can be found at <https://www.littlerock.gov/city-administration/city-departments/public-works/>. Special Flood Hazard Development Permits are issued by the Public Works Department at 701 West Markham Street and no fee collected for issuance. Contact Planning and Development Dept. Civil Engineering Private Development at 501-371-4817 or 501-918-5348 or CEPermits@littlerock.gov to schedule an appointment for issuance or to answer any questions.
18. Due to the proposed structures being located within the 100-year floodplain, an elevation certificate of the finished floor elevation for each structure must be provided to the Public Works Department at 701 West Markham Street prior to the issuance of a certificate of occupancy. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or 501-918-5348 or CEPermits@littlerock.gov to schedule an appointment for acceptance or to answer any questions.
19. Whenever access to State Highways is needed for residential or commercial purposes, an access driveway permit is required. These permits are issued by the Permit officer for the District in which the driveway will be located. Please contact ARDOT District 6 permit officer at 501-569-2266.
20. A special permit is issued for work on the Arkansas Department of Transportation right of way that is not an access driveway. The permit is issued by the Permit officer for the District in which the special permit is requested. Please contact ARDOT District 6 permit officer at 501-569-2266.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Summit Energy: No comment.

AT & T: No comments 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 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.

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 **Commercial and Industrial Developments – 2 means of access.** - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1.

Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

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.

Parks and Recreation: No comments received.

County Planning: No comment.

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. The surrounding properties are zoned R-2 or PR. 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. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the landscape ordinance of the city, section 15-81.

3. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. 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.
4. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall be three hundred (300) square feet. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
5. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
6. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
7. 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 comment.

Planning Division:

The request is in the Otter Creek Planning District. The Land Use Plan shows Mixed Use (MX) for the requested area. The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The application is to rezone from PID, Planned Industrial Development District to PCD, Planned Commercial Development District to allow for the development of senior housing on approximately 38 acres, with 11 acres for future commercial development on this property.

Surrounding the application area, the Land Use Plan shows Mixed Use (MX) to the southwest and southeast from the site. Park/Open Space (PK/OS) is shown on the Plan Map to the northeast. To the south, across Stagecoach Road, is shown

for Mobile Home Park (MH). The Mixed Use (MX) category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. To the southeast the land is zoned I-2, Light Industrial District and C-3, General Commercial District. There is a septic tank cleaning firm and a retail center on this land. To the southwest the land is zoned R-2, Single Family district and C-3, General Commercial District. There is a liquor store on a portion of the land and the remainder is undeveloped. The Park/Open Space (PK/OS) category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. This land is the floodway of Fourche Creek as well as Otter Creek Park. The land is zoned PR, Park District. The Mobile Home Park (MH) category accommodates an area specifically developed to accommodate mobile homes. This land, south of the Stagecoach Road, is zoned R-7, Mobile Home Park District and is an existing mobile home park.

Master Street Plan: To the south is Stagecoach Road, it is shown as a Minor Arterial on the Master Street Plan. To the west is the proposed West Loop shown as a Principal Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Stagecoach Road since it is a Minor Arterial. A Principal Arterial serves through traffic and connects major traffic generators or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on proposed West Loop since it is a Principal Arterial. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a proposed Class I Bike Path shown to the west along the proposed West Loop alignment. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk). There is a Class II Bike Route shown on Stagecoach Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan: There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The applicant proposes to rezone 50.92 acres from "PID" Planned Industrial Development to "PCD" Planned Commercial Development to allow a Senior Housing development on one (1) lot and commercial development adhering to the C-3 development standards, with C-3 permitted uses, on the other eight (8) proposed lots.

The property is currently undeveloped and mostly open with a partially paved access drive connecting to Stagecoach Road along the south perimeter. The site is bordered by I-2 and C-3 zoned properties to the east, R-2 and C-3 zoned properties to the west, and R-7 zoned properties to the south across Stagecoach Road.

The applicant proposes to subdivide the 50.92 acres into nine (9) lots, as part of the PCD zoning request. The south 11 plus acres will be subdivided into eight (8) lots (Lots 1 - 4 and 6 - 9) for commercial development. The north 38 plus acres will be a single lot for a senior housing development. An 820-foot-long cul-de-sac street (public street) will serve as access to the lots. The eastern portion of the north acreage which is in the floodway will be zoned "OS" Open Space District. The lots will be final platted one or two at a time as they are sold.

The applicant proposes that the eight (8) lots within the south portion of the property will range in size from one (1) acre to 2.18 acres. Those lots will be developed as per the C-3 Zoning development standards with C-3 permitted uses. The north portion will be developed as per the MF-18 Zoning development standards. This portion will be a mix of 1- and 2-bedroom units located within a mid-rise facility, townhomes, and cottages. The proposed senior housing development will be age restricted, limited to persons 55 years of age or older.

The applicant is proposing 184 two-bedroom units and 105 one-bedroom units for the senior housing development. The proposed unit mix may slightly fluctuate with final designs, with the maximum number of units not exceeding 300.

The maximum building heights proposed are as follows:

Clubhouse	25'-0"
4-Story Complex	49'-0"
1-Story Single Bedroom	17'-0"
1-Story Two Bedroom	17'-0"
Townhomes	25'-0"

The exterior of the one-story buildings will be constructed using a combination of horizontal siding, EIFS and brick veneer, with shingled roofs. The buildings will contain metal awnings over the doorways. The four-story building exterior will contain a mixture of horizontal siding, Hardi-panel, EIFS, and stone veneer.

The applicant is proposing 502 parking spaces with proposed senior living development. The ordinance would typically require 433 parking spaces for the proposed number of units: staff believes that the proposed number of parking proposed will be sufficient to serve this development.

The applicant submitted a Project Development Schedule stating the approximate start of construction being July of 2023 and continuing through December of 2024.

All lighting proposed must be low level and directed away from adjacent properties. The proposed plan notes two (2) dumpster locations at the southeast corner of the parking area adjacent to the community office building. The applicant notes that the dumpsters will be screened as per ordinance requirements.

Staff recommends that all signage for the senior living facility portion of the overall project comply with Section 36-552 of the City's Zoning Ordinance (signs allowed in a multi-family zones). All signage for the proposed commercial lots will comply with Section 36-555 (signs allowed in commercial zones).

The applicant proposes a regional storm water detention facility at the southeastern corner of the proposed senior housing development.

Staff is supportive of the requested PCD zoning. The applicant's proposed use of the site is similar to the intensity of other uses in the area. Staff believes the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(AUGUST 11, 2022)

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 remained on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 nays, 1 absent and 1 open position.