

May 9, 2024

ITEM NO.: 15

FILE NO.: Z-9980

NAME: Fletcher Valley Neighborhood Park – Conditional Use Permit

LOCATION: West of Fletcher Valley Drive, North of Kanis Road

DEVELOPER:

PotlatchDeltic Real Estate, LLC (Owner)
7 Chenal Club Boulevard
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Timothy Daters (Agent)
24 Rahling Circle
Little Rock, AR 72223

SURVEYOR/ENGINEER:

White-Daters & Associates, Inc.
Timothy Daters
24 Rahling Circle
Little Rock, AR 72223

AREA: 3.30 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 3

CENSUS TRACT: 42.02

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow a neighborhood park (playground) within the Fletcher Valley Subdivision. Park amenities for the site will include swimming pools, a bathroom facility, basketball court and playground area.

B. EXISTING CONDITIONS:

The proposed park will be located between Denny Road (north) and Kanis Road (south). Properties north of the stie contain R-2 zoning and uses. However, there

is a mixture of zoning and uses in the general areas south, east, and west of the site.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 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. The proposed park and associated parking lot shall meet all accessibility requirements for new construction per ICC A117.1-2017 and 2021 Arkansas Fire Prevention Code.
2. Per AR State Fire Prevention Code Chapter 11, Section 1101.2 Design, "Building and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1." Per ICC A117.1 Chapter 5 Section 502.2 Vehicle space size "Car parking spaces shall be 96 inches (2440 mm) minimum in width. Van parking spaces shall be 132 inches (3355 mm) minimum in width." Exception: Where the adjacent aisle is 96 inches (2440 mm) in width, van parking spaces shall be 96 inches (2440 mm) in width." The 96 inches width is an exception, not the standard width for a van accessible parking stall which is 132 inches or 11 feet. Department staff would have to approve the exception to allow the 96 inches width for the van accessible stall. In this case, Department staff denies the exception. Revise the van accessible stall to show it's 11 feet minimum wide.
3. How is drainage being handled? Show on the proposed drawing the drainage infrastructure for staff's review.

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

Little Rock Water Reclamation Authority:

1. Submit the wastewater infrastructure plans to LRWRA for review and approval.

Entergy: No comments received.

Summit Utilities: No comments.

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. A water main extension will be needed to provide water service to this property.
3. 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.
4. A Capital Investment Charge based on the size of the meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
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. Contact Central Arkansas Water regarding the size and location of the water meter.
7. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
8. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) 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 CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
9. 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 backflow preventer shall be required.

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.

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.

If you have any additional questions, please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.

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. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.

2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Burlingame Valley Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The 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 remains less than 6 units per acre. The application is to rezone from R-2 to CUP. Neighborhood Park

Surrounding the application area is undeveloped woodland.

This site is not located in an Overlay District.

Master Street Plan:

Fletcher Valley Drive is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Fletcher Valley Drive is not shown on the Master Bike Plan Map with existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant is requesting a conditional use permit to allow a neighborhood park (playground) within the Fletcher Valley Subdivision. Park amenities for the site will include swimming pools, a bathroom facility, basketball court and playground area.

The proposed park will be located between Denny Road (north) and Kanis Road (south). Properties north of the site contain R-2 zoning and uses. However, there is a mixture of zoning and uses in the general areas south, east, and west of the site.

The northern portion of the neighborhood park will contain the playground area and basketball court. The site plan shows a retaining wall along the northern edge of this north portion. The center portion contains fifty-seven (57) parking spaces. Four (4) of the parking spaces at the northeastern area of the parking area are designated as ADA parking only. The southern portion of the park will contain a swimming pool, splash pool and an 1,820 square foot combination bathroom facility. The applicant notes the bathroom structure will be very similar to the building at Chalamont Park in Chenal Valley.

The site plan does not show tables, bleachers, or seating areas within the park. The amenity package is for residents of Fletcher Valley and is not considered a public park.

A thirty (30) foot wide driveway extending from Fletcher Valley Drive provides access to the park. The neighborhood park will be accessible to residents from 10am to 8pm.

The site plan shows a sign to be located just south of the entrance at Fletcher Valley Drive. All signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in one- and two-family zones).

The applicant notes trash bins will be utilized for trash collection.

Any sight lighting installed must be low-level and directed away from adjacent properties.

Staff is supportive of the requested conditional use permit to allow a neighborhood park within the Fletcher Valley Subdivision. Staff views the request as reasonable. The proposed park should prove to be a quality addition for the neighborhood and its residents. Similar park areas are located within single-family subdivisions throughout the City. Staff feels the proposed neighborhood park should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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