

FILE NO.: Z-9536-A

NAME: Woodlands Valley – Revised PRD

LOCATION: South side of Cooper Orbit Road at Kanis Road

DEVELOPER:

Woodland Hills Valley, LLC
15100 Pride Valley Road
Little Rock, AR 72223

OWNER/AUTHORIZED

AGENT:

Joe White – Agent
Joe White Associates
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Joe White Associates
25 Rahling Circle, Suite A-2
Little Rock, AR 72223

AREA: 41.5969 acres NUMBER OF LOTS: 215 FT. NEW STREET: 5,835 LF

WARD: 7 PLANNING DISTRICT: 18 CENSUS TRACT: 42.07

CURRENT ZONING: PRD/R-2

VARIANCE/WAIVERS:

1. Advanced grading with infrastructure.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to revise the previously approved PRD rezoning of a R-2 residential development at the intersection of Cooper Orbit Road and Kanis Road

for a 215-lot development with single-family patio homes and attached residential townhomes.

B. EXISTING CONDITIONS:

The site is currently undeveloped and heavily wooded. The property contains varying degrees of slope primarily sloping downward from south to north.

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. When is Cooper Orbit Road being relocated?
2. Who is performing the work? Has a contract been awarded?
3. When is the R/W to be abandoned? What parties are involved?
4. Width of drive connecting to new proposed Cooper Orbit Relocation?
5. Comments based on layout are subject to change depending on the Cooper Orbit Rd. relocation. This would affect the proposed lots on the north (101-118), proposed retention area, the proposed ditch, and the proposed dog park area.
6. Is the drive between lots for access and parking?
7. What is the width of the drive between the lots?
8. This layout exceeds the number of lots allowed per loop street on a single entrance. Where is the second access proposed to be?
9. How is the access, if any, from Woodland Trails being utilized? The ditch runs directly to it.
10. A grading permit shall be required prior to initiation of work to include the advance grading variance with infrastructure. 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.

11. Boundary street improvements are required on Cooper Orbit per master street plan. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.
12. 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.
13. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
14. For the required, 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).
15. 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.
16. 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.
17. 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).
18. 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.
19. Hauling of fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.

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: 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.

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 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: No comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Ellis Mountain Planning District. The Land Use Plan shows Residential Low Density (RL) and Mixed Office Commercial (MOC) 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 remain less than 6 units per acre. Mixed Office Commercial (MOC) provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. The application is to rezone from Planned Residential Development District (PRD) and Single Family District (R-2) to Planned Residential Development District (PRD) to allow for the future development of 215 lots with single-family and patio homes.

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) to the west and south. Suburban Office (SO) is shown to the north and Mixed Office Commercial (MOC) is shown to the east of the application 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 remain less than 6 units per acre. To the south is the Woodlands Edge neighborhood of single-family homes, zoned Single Family District (R-2). To the west is a legally non-conforming business and then single-family homes on larger tracts. All this land is zoned R-2. The Suburban Office (SO) category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. This land has been developed as an apartment complex. The land is zoned Planned Development Residential (PDR) District and Neighborhood Commercial District (C-1) Mixed Office Commercial (MOC) provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. The land to the west and northwest is undeveloped and either vacant or wooded. The property is zoned General Commercial District (C-3) and Neighborhood Commercial District (C-1).

Master Street Plan: To the north is Cooper Orbit Road is a Local Street on the Master Street Plan. The primary function of Local Streets 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". 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.

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

H. ANALYSIS:

The applicant proposes to revise the previously approved PRD rezoning of a R-2 residential development at the intersection of Cooper Orbit Road and Kanis Road for a 215-lot development with single-family patio homes and attached residential townhomes (5.17 lots per acre). The previously approved PRD portion of the property had 81 lots, with the R-2 zoned (preliminary plat) portion being approved for 65 lots (146 lots total).

The site is currently undeveloped and heavily wooded. The property contains varying degrees of slope primarily sloping downward from south to north.

The applicant proposes the average perimeter lot size to be 50 feet by 110 feet (5,500 square feet) and the average internal lot size to be 32 feet by 130 feet (4,160 square feet). The applicant proposes to develop the subdivision in four (4) phases as follows:

Phase I – Lots 101-121, 201-224 and 166-169.

Phase II – Lots 225-249, 301-325, 122-125 and 160-165.

Phase III – Lots 154-159, 126-129, 326-350, and 401-425

Phase IV – Lots 426-447 and 130-153

The proposed plan will consist of garden patio homes on the perimeter lots around the north, east, south, and west sides of the development and attached residential townhomes on the internal lots. The perimeter lots will have a proposed twenty (20) foot front building line and the internal lots will have a ten (10) foot setback at the front and sides, with a fifteen (15) foot setback at the street sides and rear yards adjacent to an access alley.

The applicant is requesting a variance from the Land Alteration Regulations to advance grade the entire subdivision with the issuance of the grading permit for construction of the streets, drainage infrastructure, and utilities in Phase 1 the development. The request is proposed in order to eliminate the need to export and import materials across the newly built city streets as each phase and lot is developed. The Staff supports the requested variance.

The applicant also proposes to abandon the portion of Cooper Orbit Road adjacent to this overall property as part of the development plan. The applicant proposes for Cooper Orbit Road to re-align with Panther Branch Drive to the northwest for a new intersection with Kanis Road. The City of Little Rock and Pulaski County are in a joint effort to re-align Cooper Orbit Road with Panther Branch Drive. The abandonment request for the portion of Cooper Orbit Road adjacent to this proposed subdivision will not be submitted to the City Board of Directors for approval until the re-alignment project is complete and accepted by the City of Little Rock.

The site plan shows an access drive at the northwest corner of the development connecting to Cooper Orbit Road. The drive includes a turnaround area along the south lane containing a mail kiosk. The 5,835-linear foot internal drive continues around the perimeter of the property between the single-family homes along the exterior and interior townhome lots. The site plan also includes two (2) internal streets and three (3) internal alleys crossing the site from east to west between the townhomes connecting the perimeter drive. An emergency access drive is proposed at the northeast corner of the development connecting the internal drive to Kanis Road. The interior lots will be accessed via the new alleys. A 10-foot wide "no vehicular access" easement will be located along the front of all the interior lots.

The applicant proposes to provide a stormwater detention area at the east central portion of the development adjacent to the east property line along with a proposed recreation area at the northwest corner of the development and a dog park at the northeast corner of the project.

The applicant is proposing a mail kiosk along the south edge of the main access drive connecting to Cooper Orbit Road. The mailbox kiosk location must be constructed in conformance with USPS and City of Little Rock design standards and be ADA accessible.

Trash will be collected using standard City of Little Rock garbage collection.

The applicant is proposing a monument sign at the north edge of the access drive connecting to Cooper Orbit Road. The proposed new signage will comply with Section 36-551 (a) (4) of the City's zoning ordinance.

The property is bordered to the north by PD-R and C1 zoned properties and primarily by R-2 developments containing single family dwellings along the west, south, and east perimeters of the property.

To staff's knowledge, there are no outstanding issues related to this preliminary plat request. The applicant has done a good job in addressing issues as raised by staff during staff's review of this plat. The subdividing of this property should have no adverse impact on the surrounding properties.

Staff is supportive of the requested revised PRD zoning to allow the single family / townhome development. Staff views the request as reasonable. The property is located in an area with predominately R-2 zoned residential properties with a scattering of commercial zoned properties to the north along Kanis Road. The proposed development will represent a quality in-fill type development. Staff believes the proposed increased density will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(JULY 14, 2022)

Brian Dale was present, representing the application. There was one (3) objectors present. Staff presented the application with a recommendation of approval.

Brian Dale addressed the Commission in support of the application. He briefly described the project, noting that changes to the intersection of Kanis and Copper Orbit.

Ross Phillips addressed the Commission. He stated that he represented the Spring Hill POA and that they were not necessarily opposing the project but needed information. He stated that their primary concern was the Panther Road / Cooper Orbit Road work timeline and how it would impact traffic in the area.

Steve Lucci addressed the Commission. He stated that he lived on Winthrop Point and had not had an opportunity to review the proposed site plan. He stated that he was concerned about what type of development it was and if it included high rise buildings which would impact his privacy.

Rainey Ray addressed the commission. He stated that he was concerned about the buffers and their depths adjacent to him and his subdivision. He asks if there were any new stop lights included in the proposal for the relocation of the streets.

Brian Dale addressed the commission. He stated that the project would include only single-family homes around the perimeter bordering the existing subdivisions and that they were including buffers larger than required. He also stated that the site and road work were being monitored by the city and ADEQ for regulatory compliance and that any road work will be scheduled to minimize the impact on the existing residence in the area.

Scott Hurley addressed the commission stating he was part of the development team and that the property funding and layout had been signed off on by all the interested parties.

There was a discussion by the Planning Commission regarding the relationship of the development to the surrounding properties and the buffers. The Planning Commission members also noted that the development layout had changed since the original plat was introduced and requested what factors caused the change.

Scott Hurley addressed the commission stating that the changed economic factors such as site work cost, material cost, and mortgage rates increases impacted the cost of the lots which required an enlarged project.

There was a motion to approve the application as recommended by staff, including all staff comments and conditions. The motion passed by a vote of 10 ayes, 0 nays, and 1 open position. The application was approved.