

May 9, 2024

ITEM NO.: 1

FILE NO.: S-1962

NAME: Camila Addition – Preliminary Plat

LOCATION: 11308 and 11606 Dreher Road

DEVELOPER:

JRC Land and Houses for Sale, LLC
5710 Atwood Road
Little Rock, AR 72206

OWNER/AUTHORIZED AGENT:

JRC Land and Houses for Sale, LLC – Owner
Stan Cunningham – Agent

SURVEYOR/ENGINEER:

Garnat Engineering, LLC
3825 Mt. Carmel Road
Bryant, AR 72022

AREA: 9.62-acres

NUMBER OF LOTS: 7

FT. NEW STREET: 0 LF

WARD: N/A

PLANNING DISTRICT: 23

CENSUS TRACT: 40.06

CURRENT ZONING: Not Zoned

VARIANCE/WAIVERS:

1. Variance to allow one (1) pipe stem lot.
2. Waiver of boundary street improvements.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting preliminary plat approval to allow 9.62 acres of property located at 11308 and 11606 Dreher Road to be subdivided into seven (7) lots for single family residential development.

B. EXISTING CONDITIONS:

The property is currently comprised of two (2) acreage tracts, each being approximately five (5) acres in size. A single family residence is located on each of the two (2) tracts.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS:

1. Show existing right of way for Dreher Road on preliminary plat.
2. 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.
3. Any additional permits other than from the State of Arkansas required for clearing, grading, and construction of future residential structures will be through Pulaski County Planning and Development Department at 501-340-8260.
4. Per City Code 31-89 (5) for a preliminary plat, a storm drainage preliminary analysis is required showing drainage data for all watercourses entering and leaving the plat illustrate the proposed system's capability of accommodating storm events as required by the stormwater management and drainage manual. The preliminary plat shall also show drainage arrows indicating how drainage arrives at the site and drainage arrows how it leaves the site post development. Indicate where the storm sewer pipes and curb inlets are located within the development also. Additionally, provide profile and cross-sectional views of the detention structure outlet/spillway and detention calculations for the 25- and 100-year storm for the proposed detention pond/structure. Delineation of the drainage areas pre and post construction with respective discharges via rational method shall also be shown. The preliminary plat shall also contain all information as outlined in City Code Sec. 31-89 and 31-90.
5. Dreher Road is classified as a collector per City's master street plan. Per collector street standard per master street plan, a total of sixty (60) feet of right of way is required for a collector street. Therefore, the developer will be required to dedicate a total thirty (30) feet of right of way from the existing centerline of Dreher Road to meet master street plan requirements.

6. Lot 7 does not meet the minimum requirements for lot size and depth to width ratio per City Code Sec. 31-232 (a) and (b). Lot 7 is also a pipestem lot which is prohibited for residential subdivisions per City Code Sec. 31-232 (f). Therefore, three variances from the subdivision code mentioned previously shall be requested from the Little Rock Planning Commission for their consideration if Lot 7 is desired to remain as currently proposed on the preliminary plat.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

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.

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.

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.

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: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: No comments.

H. ANALYSIS:

The applicant requesting preliminary plat approval to allow 9.62 acres of property located at 11308 and 11606 Dreher Road to be subdivided into seven (7) lots for single family residential development.

The property is located outside the city limits and is not zoned. The property is located within the City's Extraterritorial Subdivision Jurisdiction.

The property is currently comprised of two (2) acreage tracts, each being approximately five (5) acres in size. A single family residence is located on each of the two (2) tracts.

The proposed lot sizes will be as follows:

Lot 1 – 54,182 sq. ft. (1.24 acres)

Lot 2 – 44,211 sq. ft. (1.01 acres)

Lot 3 – 44,407 sq. ft. (1.02 acres)

Lot 4 – 34,571 sq. ft. (0.79 acres)

Lot 5 – 64,753 sq. ft. (1.49 acres)

Lot 6 – 46,797 sq. ft. (1.07 acres)

Lot 7 – 88,318 sq. ft. (2.03 acres)

The applicant is requesting a variance from Section 31-232 (f) of the City's Subdivision Ordinance to allow Lot 7 as a pipe stem lot. Staff supports the variance request.

The applicant is dedicating additional right-of-way for Dreher Road as part of the proposed plat. The applicant is requesting a waiver of boundary street improvements for the roadway. Staff also supports this waiver request.

There is additional information, including a drainage analysis, which the applicant has not provided to staff. Therefore, staff recommends this application be deferred to the May 9, 2024 Planning Commission agenda.

May 9, 2024

ITEM NO.: 1 (Cont.)

FILE NO.: S-1962

I. STAFF RECOMMENDATION:

Staff recommends this application be deferred to the May 9, 2024 Planning Commission Agenda.

PLANNING COMMISSION ACTION:

(APRIL 11, 2024)

This item was deferred to the May 9, 2024 agenda, as the applicant needed to submit additional information to staff.

STAFF UPDATE:

The applicant needs to submit additional information to staff, so that staff can completely review this application. Staff recommends this application be deferred to the June 13, 2024 agenda.