

FILE NO.: Z-8235-C

NAME: Village at Hidden Creek – PID

LOCATION: 12110 Stagecoach Road

DEVELOPER:

DODA Construction, LLC
P.O. Box 13437
Maumelle, AR 72113

OWNER/AUTHORIZED AGENT:

DODA Construction, LLC – Owner
Joe White and Associates – Agent

SURVEYOR/ENGINEER:

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

AREA: 50.92 acres NUMBER OF LOTS: 10 FT. NEW STREET: 820 LF

WARD: 7 PLANNING DISTRICT: 16 CENSUS TRACT: 42.20

CURRENT ZONING: PID

VARIANCE/WAIVERS:

1. Advance grading variance

BACKGROUND/REQUEST:

On September 4, 2018 the City Board of Directors approved Ordinance No. 21,628 which rezoned the south 11.22 acres of this property from PID (expired) to PCD (The Village at Bella Tierra – Long-form PCD). The PCD was approved by the Planning Commission on June 28, 2018. The PCD was approved for a multi-lot mixed office and commercial development. The north 39 plus acres was left zoned PID (expired). This previously approved PID included a mixture of C-3, I-2 and multifamily uses.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone the property from PCD and expired PID to PID to allow a multi-lot mixed commercial and light industrial development. The applicant proposes to zone a portion of the site located in the floodway to OS.

B. EXISTING CONDITIONS:

The property is undeveloped and partially tree covered.

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. 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 construction of the first phase?
2. Storm water detention ordinance applies to this property. Show the proposed detention location on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners association and detailed in the bill of assurance.
3. 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.
4. Some of the lots are located within the 100 year floodplain. The minimum Finish Floor elevation of at least 1 ft above the base flood elevation is required to be shown on plat and grading plans.
5. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25 foot wide drainage and access easement is required adjacent to the floodway boundary.
6. 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.
7. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

8. A future principal arterial is shown on the Master Street Plan along the west property line. Dedication of right-of-way to 55 feet from west property line will be required.
9. Per the Fire Code, the minimum cul de sac diameter is 96 ft. Label width of cul de sac.
10. A special Grading Permit for Flood Hazard Areas will be required per Sec. 13-55 prior to construction.
11. Alteration of the water course will require approval from the Little Rock District of the US Army Corps of Engineers prior to start of work.
12. Street Improvement plans shall include signage and striping. The City must approve completed plans prior to construction.
13. Street names and street naming conventions must be approved by the City. "Drive" should be used in place of "Blvd". Contact Glenn Haley at (501) 371-4537.
14. The portion of the property within the floodway should be zoned "Open Space" (OS).
15. Future driveway access to Stagecoach Road will only be permitted if located on the shared lot line between lots 1 and 2 and shared between the lots. The driveway should be designed as right-in/right-out only.

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: All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Please submit plans for water facilities 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. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and Little Rock Fire Department is 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.

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.

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.

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 received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape: No comments.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division: The request is in the Otter Creek 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 revise an existing PID (Planned Industrial Development) District to allow for conceptional developments on each of the lots to be created on the site.

Surrounding the application area, the Land Use Plan shows Mixed Use (MX) to the southwest and southeast of the site. Park/Open Space (PK/OS) land use is shown to the east of the site. And Mobile Home (MH) is shown across Stagecoach Road to the south of the application site. 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 and southwest are retail and heavy commercial uses. To the west is I-2 (Light Industrial District) and C-3 (General Commercial District) zoned land. 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 area is Otter Creek Park, zoned PR (Park and Recreation District). The (MH) category accommodates an area specifically developed to accommodate mobile homes. This site is a mobile home park across Stagecoach Road from the application area, zoned R07 (Mobile Home Park District).

Master Street Plan: To the south is Stagecoach Road and it is shown as a Minor Arterial on the Master Street Plan. To the west is the proposed West Loop and it is 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 is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on 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 Class I Bike Path is shown along the proposed West Loop. 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.

H. ANALYSIS:

The applicant proposes to rezone the 50.92 acre property located at 12110 Stagecoach Road from “PCD” Planned Commercial District and “PID” (expired) Planned Industrial District to “PID” Planned Industrial District. The zoning is proposed to allow a 10 lot mixed commercial and light industrial development. The PID zoning is being proposed in a conceptual format. With the conceptual format, the applicant is proposing to set the parameters for the future site development by establishing development criteria (building setback, building height, etc.) and a list of permitted uses for the site.

The applicant proposes to subdivide the 50.92 acres into ten (10) lots, as part of the PID zoning request. The south 11 plus acres will be subdivided into eight (8) lots (Lots 1 – 4 and 7 – 10) for commercial development. The north 38 plus acres will be divided into two (2) lots for light industrial 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 located 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 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 C-3 development standards include the following:

- minimum front building setback: 25 feet
- minimum rear building setbacks: 0 feet; 25 feet (street side)

- minimum side building setbacks: 25 feet
- maximum building height: 35 feet

The two (2) lots within the north portion will be 10.81 acres and 28.11 acres in size (Lots 5 and 6). A large portion of Lot 6 is in the floodway and will be zoned OS. Those two lots will be developed as per the I-1 zoning development standards with I-1 permitted uses. The I-1 development standards include the following:

- minimum front building setback: 70 feet
- minimum rear building setbacks: 30 feet
- minimum side building setbacks: 40 feet
- maximum building height: 75 feet

The applicant notes that on-site parking will comply with the minimum ordinance standards as found in Section 36-502 of the code for each lot development.

The applicant also notes that the future development will comply with the minimum buffer and landscape requirements as found in Chapters 36 and 15 of the code for each lot.

All site lighting must be low-level, shielded and directed away from adjacent properties.

Any dumpster or trash containment area on the lots must be oriented away from the street(s) and screened as per Section 36-523 (d) of the code.

The applicant also notes that site signage will comply with the commercial sign requirements as found in Section 36-555 of the code for Lots 1 – 4 and 7 – 10. Lots 5 and 6 will comply with the industrial sign requirements as found in Section 36-554 of the code.

The applicant is requesting an advanced grading variance for the proposed development. The applicant is requesting to advance grade the site with the grading and construction of the subdivision infrastructure. Staff supports the advance grading variance.

To staff's knowledge, there are no outstanding issues related to this conceptual PID zoning/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 and conceptual PID development plan should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested conceptual PID zoning and associated advanced grading variance, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the

agenda staff report. The portion of the property located in the floodway shall be zoned OS. Permitted uses for the PID development will be permitted C-3 uses for Lots 1 – 4 and 7 – 10 and permitted I-1 uses for Lots 5 and 6.

PLANNING COMMISSION ACTION:

(SEPTEMBER 9, 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 9 ayes, 0 nays and 1 absent and 1 open position.