

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION  
NOVEMBER 17, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An appeal of the Planning Commission's denial of variances associated with Chenal Valley Tract 4A, 4B and 8 Revised Preliminary Plat, located on the northwest corner of Chenal Parkway and Rahling Road. (S-867-CCCCCCCC)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>√ <b>Ordinance</b> Resolution Approval Information Report</p>	<p>Bruce T. Moore City Manager</p>

<b>SYNOPSIS</b>	The applicant, Deltic Timber Corporation, is appealing the Planning Commission's denial of variances associated with a preliminary plat request located on the northwest corner of Chenal Parkway and Rahling Road. The request also includes approval for a median cut on Chenal Parkway.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends denial of the requested variances and the median cut. The Planning Commission voted to deny the plat variances by a vote of 1 aye, 10 nays and 0 absent. The Commission voted 0 ayes, 11 nays and 0 absent to allow a median cut on Chenal Parkway.
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed this issue at its July 16, 2015, meeting and there were no registered objectors present. All abutting property owners were notified of the public hearing. There is not an active City of Little Rock recognized neighborhood association located in this immediate area.

## BACKGROUND

The project is located on the north side of Rahling Road, just west of Chenal Parkway. The project includes a median cut on Chenal Parkway to provide ingress and egress to Founders Drive, a proposed new public street to be dedicated to the City. Founders Drive is the existing driveway located between the Bank of the Ozarks and Chenal Woods Condominiums and is proposed to be extended westward to the common lot line between Lots 4B and 4C.

The plat includes a variance from the Master Street Plan to allow a reduced right-of-way width for the extension of Founders Drive. The right-of-way width proposed for the new street is thirty-six (36) feet. The plat indicates a ten (10)-foot wide maintenance/utility/sidewalk easement on each side. The plat also includes a reduced horizontal radius. The Master Street Plan specifies the horizontal radius for a commercial street should be 275 feet. The plat as proposed reduced the horizontal radius to 111 feet. The Commission voted 1 aye, 10 nays and 0 absent to deny the request for the horizontal radius.

The proposed public street does not meet the Master Street Plan design standards for a commercial street. To comply with the minimum standards of the Master Street Plan the street should be located within a sixty (60)-foot right-of-way. Staff is not supportive of the variance from the Master Street Plan to allow a thirty-six (36)-foot right-of-way with a 10-foot sidewalk/utility easements on each side as proposed. The Commission voted 1 aye, 10 nays and 0 absent to deny the request for a reduced right-of-way as proposed by the applicant.

Founders Drive is the existing driveway located between the Bank of the Ozarks and Chenal Woods Condos. The drive was constructed with thirty-six (36) feet of pavement. The request includes dedication of this driveway to the public and acceptance as a public street. Typically private streets to be dedicated as public right-of-way to the City of Little Rock per Section 31.208 of City Code includes the following:

- The street proposed to be dedicated must be located within a right-of-way of not less than forty (40) feet.

**BACKGROUND  
CONTINUED**

- Prior to dedication, street cores must be provided on the private street in several locations determined by staff to show the pavement thickness is equivalent to a minimum of six (6) inches of compacted, crushed stone (SB-2), base course plus two (2) inches of asphaltic concrete placed on an adequate subgrade.
- Utility alignment and depth must meet all City policies or be judged satisfactory. The applicant must show all existing or proposed utilities on the dedication application.
- The Planning Commission may designate drainage, utility, or public use easements as required to maintain the street.

The Commission voted 1 aye, 10 nays and 0 absent to deny the request to accept the private street as proposed by the applicant.

The request also includes an appeal of an administrative policy to not allow median cuts along Chenal Parkway. Staff feels the driveway accessing Chenal Parkway should continue to function as a right-in/right-out only and not provide a median cut for left-turns movements onto Chenal Parkway due to the location of the intersection of Chenal Parkway and Rahling Road. This intersection carries a significant amount of traffic and currently warrants dual left-turn lanes for the eastbound movement. The proposed full-access median opening will introduce additional conflicting points in the traffic flow thereby increasing the potential for crashes. The proposed driveway on the eastside of Chenal Parkway will introduce an unsignalized intersection and may cause illegal turn movements from one (1) drive to the other. Staff feels the existing wide medians with inadequate sight distance will make it very difficult to see oncoming traffic and the proposed triangular island in the median requires drivers to turn their heads more than ninety (90) degrees to see gaps in traffic before merging. Staff feels the existing private commercial street at the proposed median cut does not have adequate sight distance to the right due to the raised median. The planning commission voted 0 ayes, 11 nays and 0 absent to uphold staff's position to not allow the median break.

Staff is not supportive of the applicant's requested variances. Staff has concerns with the right-of-way proposed for the new street and the potential impact of providing a median cut from the development to Chenal Parkway.

**BACKGROUND  
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Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.