

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

**BOARD OF DIRECTORS COMMUNICATION  
APRIL 7, 2015 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>A resolution rescinding the Planning Commission's action in approval of variances associated with a preliminary plat to allow a twelve (12)-lot single-family subdivision for property located at 10000 Old Arkansas Road, Roland, AR. (S-1737)</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p>Ordinance  <input checked="" type="checkbox"/> <b>Resolution</b>            Approval            Information Report</p>	<p>Bruce T. Moore            City Manager</p>

<b>SYNOPSIS</b>	Scott Schallhon of Mitchell Williams representing a number of property owners located on Old Arkansas Road is appealing the Planning Commission's action in approving variances associated with a preliminary plat for property located at 10000 Old Arkansas.
<b>FISCAL IMPACT</b>	None.
<b>RECOMMENDATION</b>	Staff recommends denial.
<b>CITIZEN PARTICIPATION</b>	The Planning Commission reviewed this issue at its December 18, 2014, meeting, and there were a number of objectors present and staff received a number of letters of objection from area residents and property owners. Notice of the public hearing was sent to all owners of properties located within 200 feet of the 10± acre tract. The Coalition of West Little Rock Neighborhoods was notified of the request. The Commission voted 7 ayes, 3 nays and 1 absent to approve the application.

## **BACKGROUND**

The Planning Commission approved a preliminary plat to allow the creation of a new single-family subdivision containing twelve (12) lots located within an existing parcel containing 10.91 acres. The lots are proposed ranging from 0.17 acres to 0.24 acres. Within the subdivision there are two (2) tracts to be held in common ownership through the property owners association. Within the internal tract there is a community recreational area containing a pool, fitness center and greenhouse. There is also a community garden in this area. Located on the perimeter of the development is a community workshop, garden center and storage building. Within this area the development is also proposing the placement of a wastewater treatment system. The Planning Commission also approved a Conditional Use Permit (Z-8937-A) to allow the community recreational areas and the wastewater treatment system. A record objector is appealing the Planning Commission's approval of the CUPA and the variances associated with the plat.

Lots 2 – 5 and 8 – 10 are proposed with an eighty (80)-foot depth and a lot width of ninety (90) feet. The lot area proposed is 7,200 square-feet. Lots 1, 6, 7 and 12 are proposed with a lot depth of 120 feet and a lot width of ninety (90) feet. The lot area proposed for these four (4) lots is 10,800 square-feet.

A variance from Section 36-254(d)(4) to allow a reduced lot depth is being requested for Lots 2 – 5 and 8 - 10. The plat is indicated with fifteen (15)-foot front and rear-yard building line. The applicant is seeking a variance from Section 36-254(d)(1) to allow a reduced front building line from twenty-five (25) feet to fifteen (15) feet and from Section 36-254(d)(3) to allow a reduced rear-yard setback from twenty-five (25) feet to fifteen (15) feet. The request also includes a variance from Section 36-254(d)(2) to allow a reduced side-yard setback. The side-yard setback is indicated at five (5) feet. The ordinance would typically require the side-yard setback to be 10% of the lot width not to exceed eight (8) feet.

**BACKGROUND  
CONTINUED**

The new lots are proposed to be served with a private street. The street is indicated with 24-feet of pavement in a 68-foot easement. The street will be constructed per the Master Street Plan as a local residential street with open drainage. The request includes a variance from the Master Street Plan to allow street grade to exceed the 12% allowed. The Commission may grant an increase in the street grade to 18%. The street grade proposed is 19.4%. The street grade must not exceed 18%.

Staff is supportive of the requests. The subdivision is proposed at a density of 1.10 units per acre. Although there are variances associated with the proposed preliminary plat staff does not feel the variances will adversely impact the development. The total area proposed for homes site includes 2.32 acres with 8.58 acres of undeveloped common useable area for the residents of the subdivision.