

FILE NO.: Z-9407

NAME: Village at the Gateway Long-form PRD

LOCATION: West of the existing Village at the Gateway, 4 blocks west of
Vimy Ridge Road

DEVELOPER:

Big Rock Development
12506 Vimy Ridge Road
Little Rock, AR 72002

OWNER/AUTHORIZED AGENT:

Big Rock Development/owner
McGetrick & McGetrick/authorized agent

SURVEYOR/ENGINEER:

McGetrick & McGetrick
11601 Bass Pro Parkway
Little Rock, AR 72210

AREA: 12.7 acres NUMBER OF LOTS: 48 FT. NEW STREET: 2,475 LF

WARD: 7 PLANNING DISTRICT: 16 CENSUS TRACT: 41.04

CURRENT ZONING: R-2

ALLOWED USES: Single Family, Townhouse Development

PROPOSED ZONING: PRD

PROPOSED USE: Multi-family; Tri-plex and Four-plex

VARIANCE/WAIVERS: Advance grading of the entire site with first phase.

BACKGROUND:

This 12.70 acre site is part of a larger 35 acre site which was previously approved for development as a 293 lot townhouse community with lots that averaged 30 feet in width and 100 feet in depth. That use is permitted in the R-2 zoning district. The eastern portion

of the development is nearing completion. Within this 12.7 acre portion of the development, 106 townhouse style lots had been approved.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing a PRD zoning to allow for the combining of pairs of the 30 foot wide townhouse style lots into 48, 60- foot wide lots to be developed with a mixture of tri-plex and four-plex units. The proposed units are as follows:

3 bedroom	1 ½ level	22 units	1,465 sq. ft. each
2 bedroom	1 level	2 units	1,025 sq. ft. each
2 bedroom	1 ½ level	22 units	1,360 sq. ft. each
1 bedroom	1 level	49 units	710 sq. ft. each
Studio	1 level	51 units	515 sq. ft. each

Setbacks are proposed to be 15' in the front except along the east side of Pine Rock and along both sides of Woodstone where a minimum of 5 feet is requested. The lots in those areas are rear loaded off of the alley and have no driveways onto the streets. The applicant states he desires to be able to offset some of the homes so they don't all line up for aesthetic purposes. Rear yard setbacks are proposed as 15' except along the northern perimeter where 30' rear yard is indicated. Interior setbacks are proposed at 5'.

Parking is proposed at 206 open spaces at the units, 63 garage spaces within some of the units and 33 general shared spaces located within parking lots in the middle of the development.

Open space is proposed as 2.21 acres to be used for playgrounds, dog park and lounging areas.

The street are proposed to be private.

B. EXISTING CONDITIONS:

The site is cleared and undeveloped. The first phase of the development to the east is nearing completion. North of the site the uses include residential, commercial and industrial. Undeveloped property extends to the west. The PCD to the south was approved for a mixed use development by this same developer. No development has yet occurred.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Alexander road, Quail Run and SWLRUP Neighborhood Associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Maximum residential driveway width is 20 ft.
2. Backing out into public streets is not permitted due to safety concerns for any development other than R-2.
3. Currently, waste is being collected privately. Does the owner plan to vary from the private service with this revision?
4. 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? What is the proposed timing or trigger for the advance grading activities?
5. Storm water detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or land owner.
6. 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.
7. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway, (501) 379-1805 (Travis Herbner) for more information.
8. 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.
9. Staff understands no changes are proposed to the previously approved street and drainage plans. Are any changes proposed?

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. Capacity Fee Analysis required.

Entergy:

Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. There is an existing underground

power line in this area serving existing developments in the subdivision to the east. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

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.

A water main extension will be needed to provide water service to this property.

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.

This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).

Fire Department:

Full Plan Review

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.

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.

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.

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). 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:

Code Fire Separation is required between units. Type of separation depends on exact distance between buildings. No shared utilities between properties. Utilities must be in easement and on property of the dwelling served.

Landscape: No Comment.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

This request is located Otter Creek Planning District. The Land Use Plan shows Residential Low Density (RL) and Residential Medium Density (RM) for this property. The Residential Low Density is for single-family homes at densities no

greater than six 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. The Residential Medium Density category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The applicant has applied for a rezoning from R-2 (Single-family District) to PRD (Planned Residential District) to allow the construction of a subdivision of triplex and quad-plex units on separate lots.

Master Street Plan: There are not streets adjacent to the site. Pine Rock Court and Big Rock Avenue enter the site from the east in the north and south parts of the site respectively. Both are shown on the Master Street Plan as Local Streets. 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”. A Collector design standard is used for Commercial Streets. These streets 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.

Revised plat/plan: Submit responses to staff issues and four (4) copies of a revised preliminary plat/plan (to include the additional information as noted above) to staff on or before April 10, 2019. If you have any questions please contact Dana Carney, dcarney@littlerock.gov or 501.371.6817 or Jamie Collins, gcollins@littlerock.gov or 501.371.6818.

H. SUBDIVISION COMMITTEE COMMENT: (April 3, 2019)

The applicant was present. Staff presented the item and noted some additional information was needed. Staff noted the applicant was requesting to advance grade the site. Staff requested the applicant provide the linear feet of new street. The applicant was asked to provide a phasing plan and to indicate it on the plan. Staff noted the proposed open space comprised 8% of the site, less than the code requirement of 10-15% as common usable open space. Staff requested some description of the exterior of the proposed units. A fencing plan was requested. Staff asked the applicant to describe the dumpster screening materials and stated dumpster service hours should be limited to 7 am – 6 pm, Monday – Friday. The applicant was asked to describe the proposed ownership plan for the development; if individual lots could be sold. Staff commented that the proposed increase in density was causing staff to consider the potential impact on existing infrastructure, specifically Vimy Ridge Road.

Public Works comments were discussed. Specifically, staff stated vehicles backing out into public streets was not permitted due to safety concerns for any development other than R-2 single family.

Comments from the other departments and reviewing agencies were noted. The applicant was advised to respond to staff issues by April 10, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant submitted responses and a revised site plan subsequent to subdivision committee. The number of lots was reduced from 53 to 48. The number of units was reduced from 166 to 146. Density is 11.5 units per acre. Open space has been increased to 2.21 acres; 17.5% of the development. The streets are now proposed as private, eliminating the concern about vehicles backing out into a public street. The streets will be in an access and utility easement within a tract. Big Rock Avenue will dead-end at the western perimeter of the site. A gate will be installed so that a secondary emergency access can be provided when the property adjacent to the west is developed. That property to the west will be developed off of the new collector street which will extend from Vimy Ridge Road to Alexander Road. All construction will take place in one phase.

The exterior of the new structures will match the structures now existing on the development to the east; siding and rock finish. A six foot fence will be installed along the north perimeter of the property. The management office will be located in the clubhouse which is being constructed as a part of the first phase adjacent to the east. All lots will be maintained under one ownership and the units are to be leased. Dumpsters and mail kiosks are located in the center of the development. Dumpster service hours should be limited to 7 am – 6 pm, Monday – Friday.

Although the applicant has requested a variance to allow advance grading of the entire site with development of the first phase, the intent is to complete all construction in one phase.

J. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(APRIL 25, 2019)

The applicant was present. There were no objectors present. 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 10 ayes, 0 noes and 1 absent.