

FILE NO.: Z-4807-U

NAME: The Vista – Revised PRD

LOCATION: Southwest Corner of Rahling Road and Champagnolle Drive

DEVELOPER:

Potlatch – Deltic
7 Chenal Club Blvd
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Potlatch – Deltic Real Estate, LLC
7 Chenal Club Blvd
Little Rock, AR 72223

SURVEYOR/ENGINEER:

White – Daters and Associates
24 Rahling Road
Little Rock, AR 72223

AREA: 13.88 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 19 CENSUS TRACT: 42.13

CURRENT ZONING: R-4

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On January 18, 2022, the Board of Directors of the City of Little Rock passed Ordinance No. 22,084 which rezoned this property from C-1 and C-2 to PRD to allow an age restricted multi-family development. The proposed development included approximately 14 acres located on the southwest corner of Rahling Road and Champagnolle Drive. The proposed multi-family community will contain 210 units in one (1) three/four-story, residential building. The proposed independent living facility is to be for persons 62 years old or older.

A. ROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant now proposes to amend the previously approved PRD to only to change the age restriction for the development. The applicant wishes to have the option of having the development be for persons 55 years of age or older, or for persons 62 years old and older. This is the only proposed change to the previously approved PRD development. All other aspects of the previously approved PRD will remain unchanged.

B. EXISTING CONDITIONS:

The site is undeveloped and wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

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: No comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

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.

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.

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.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.gov or Steve Crain at 501-371-4875; scrain@littlerock.gov.

Landscape:

1. Any new site development must comply with the City’s minimal landscape and buffer ordinance requirements and the Highway 10 Scenic Corridor Overlay District.
2. The Highway 10 frontage (front yard) shall consist of a minimum of forty (40) feet of landscaped area exclusive of right-of-way. The landscaped area shall contain organic and/or combined man-made/organic features such as berms, brick walls and dense plantings such that vehicular use areas are screened

when viewed from an elevation of forty-two (42) inches above the elevation of the adjacent street. Trees shall be planted or be existing at least every twenty (20) feet and have a minimum of two (2) inches in diameter when measured twelve (12) inches from the ground at time of planting. Provide screening shrubs no less than thirty (30) inches in height at installation with an average linear spacing of not less at three (3) feet within the required landscape area.

Rear and side yards shall have a landscaped buffer averaging a minimum of twenty-five (25) feet from the property line.

3. A land use buffer six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. The property to east is zoned R-2. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the landscape ordinance of the city, section 15-81.
4. Any new vehicular use area will require a minimum nine (9) foot perimeter landscape buffer between the paving and the property line.
5. Any Chapter 15, landscape code perimeter requirements that cannot be met may require a variance from the City Beautiful Commission.
6. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the Chenal Planning District. The Land Use Plan shows Commercial (C) and Neighborhood Commercial (NC) for the requested area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The Neighborhood Commercial (NC) category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area. The application is to revise an existing PRD (Planned Residential Development) District to change the age restriction from 62 to 55 year old for the development of a 210 unit age-restricted apartment development on the site.

Surrounding the application area, the Land Use Plan shows Commercial (C) to south and to the southeast (across Rahling Road) from the site. Suburban Office (SO) land use is shown to the north (across Champagnolle Drive. Residential Low Density (RL) use is shown northwest of the site on the Land Use Plan. Residential Medium Density (RM) is shown to the southwest of the site. Across Rahling Road to the east is Park/Open Space with Office use shown beyond that on the Land Use Plan. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The two commercial areas either side of Rahling Road are currently undeveloped. The Suburban Office (SO) category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. This area, north of Champagnolle Drive, is an age-restricted multi-family development (Chenal Pines). The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 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. This land is a developed single-family subdivision with houses and the Property Owners Association park for the subdivisions to the west. The Residential Medium Density (RM) 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. This land is currently undeveloped and wooded. 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 Floodplain/Floodway for Rock Creek. Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The area shown for Office is partially developed with two multi-story medical related office buildings.

Master Street Plan: To the east is Rahling Road, shown as a Principal Arterial on the Master Street Plan. To the north is Champagnolle Drive and it is shown as a Collector on the Master Street Plan. 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 Rahling Road since it is a Principal Arterial. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. 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 Rahling Road. A Bike Path is to be a paved path physically separated 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 Champagnolle Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan: There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

On January 18, 2022, the Board of Directors of the City of Little Rock passed Ordinance No. 22,084 which rezoned this property from C-1 and C-2 to PRD to allow an age restricted multi-family development. The proposed development included approximately 14 acres located on the southwest corner of Rahling Road and Champagnolle Drive. The proposed multi-family community will contain 210 units in one (1) three/four-story, residential building. The proposed independent living facility is to be for persons 62 years old or older.

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Staff is supportive of the requested PRD revision to allow the revision in the age restriction. Staff feels the request is reasonable. The proposed development will represent a good transition-type use between the commercial uses and zoning along Kanis Road and the residential properties to the north and northeast. To staff's knowledge, there are no outstanding issues associated with this request.

STAFF RECOMMENDATION:

Staff recommends approval of the requested PRD revision, subject to compliance with the comments and conditions outlined in paragraphs E and F, and the staff analysis, of the agenda staff report. All other aspects of the previously approved PRD will remain in full force and effect.

PLANNING COMMISSION ACTION:

(JUNE 9, 2022)

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 10 ayes, 0 nays, 0 absent and 1 open position.