

FILE NO.: Z-9183-A

NAME: Parkside at Wildwood Revised Long-form PD-R

LOCATION: South of Denny Road, east of Wildwood Place Circle

DEVELOPER:

Denny Road, LLC
PO Box 242146
Little Rock, AR 72223
501-217-8400

OWNER/AUTHORIZED AGENT:

Denny Road, LLC/Owner
Thomas Engineering Company/Authorized Agent

SURVEYOR/ENGINEER:

Thomas Engineering Company/Surveyor/Engineer

AREA: 16.545 acres NUMBER OF LOTS: 57 FT. NEW STREET: 1325 LF

WARD: 5 PLANNING DISTRICT: 21 CENSUS TRACT: 42.02

CURRENT ZONING: PD-R, Planned Development-Residential District

ALLOWED USES: Single-Family Residential

PROPOSED ZONING: Revised PD-R, Planned Development-Residential

PROPOSED USE: Attached and Detached Single-Family Residential

VARIANCE/WAIVERS:

1. 15-foot front setback on Block 3
2. Zero lot lines for attached quadraplexes and triplexes on Block 3
3. 20-foot front setback on Blocks 2 and 4
4. 50-foot lot width on Block 2
5. 5-foot side setbacks on Blocks 2 and 4
6. 32-foot lot width on Block 3

BACKGROUND:

The Wildwood Trails Long-form PD-R was established on March 7, 2017, with the approval of Ordinance Number 21,370 by the Board of Directors. The proposal was for 71 residential lots containing both attached and detached single-family homes. Generally, the western third of the property was not shown on the site plan as “Future Development” and not subdivided; however, this portion was approved for advanced site grading. The developer now seeks to subdivide the remainder of the property to continue to build-out the site under the same development standards.

A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:

This development is a continuation of Phase 1 of Parkside at Wildwood and the applicant seeks to develop it in the same manner as Phase 1.

As such, the following standards are proposed:

1. 15-foot front building setbacks on Block 3
2. Zero lot lines for the attached quadraplexes and triplexes on Block 3
3. 20-foot front building setbacks on Blocks 2 and 4
4. 50-foot lot widths on Block 2
5. 5-foot side setbacks on Blocks 2 and 4
6. 32-foot lot widths on Block 3

B. EXISTING CONDITIONS:

The property is undeveloped.

Phase 1 of the subdivision is under construction to the east. Further east are the athletics fields for Pulaski Academy.

Additional single-family subdivisions are situated to the west.

Another single-family subdivision is in the process of preparing the land for development to the southwest and large lot single-family homes are found to the southeast.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any public comments on this request. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Citizens of West Pulaski County.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Denny Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Denny Road including 5-foot sidewalks with planned development. The new back of curb should be located 29.5 ft. from centerline.
3. 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.
4. All public drainage easements must be unobstructed and access provided to the public right-of-way by constructed infrastructure and/or documented on the final plat.
5. All public drainage easements must contain drainage infrastructure approved by the City of Little Rock Public Works Department.
6. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e).
7. 100-year overflow swales must be constructed and placed within public drainage easements.
8. Storm water detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner's association.
9. 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.
10. 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.
11. No residential waste collection service will be provided on private streets unless the property owners association provides a waiver of damage claims for operations on private property.
12. 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.

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. Zero Capacity Fee Required.

Entergy:

Entergy does not object to this proposal. Entergy has made plans to serve this development. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment received.

Central Arkansas Water:

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

The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.

Please submit plans for water facilities and/or fire protection system 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 and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

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 or Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code:

No Comment – As per Fire Code 2 access roads are required for this development.

Landscape: No comment.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comment received.

Planning Division: The request is in the Burlingame Valley Planning District. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density 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. The application is to revise an existing PDR (Planned Development Residential) District to approve the second phase of the Parkside at Wildwood Subdivision of detached and attached single-family houses. There are 53 new single family lots proposed with 4 tracts. This results in a density of between 3 and 3.5 units per acre.

Master Street Plan: To the north is Denny Road and it is shown as a Minor 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 Denny Road since it is a Minor Arterial. This street 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 II Bike Route shown on Denny Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: March 11, 2020

The applicant was present. Staff presented the item to the committee.

Planning staff requested the secondary emergency access to be indicated.

Public works stated the comments were similar to those provided for the initial phase.

The applicant was also advised to review all additional comments and that responses and revisions are to be received by March 18, 2020.

The committee forwarded the item to the full commission.

I. ANALYSIS:

A revised site plan was submitted.

A fire access road will be provided connecting the cul-de-sac at the termination of Rosemary Way with Saffron Circle.

Additional right-of-way for Denny Road is to be dedicated and street improvements would be constructed as per the Master Street Plan.

Public Works has reviewed the preliminary drainage and grading plans and has found them to be acceptable.

As noted, this is the completion of the neighborhood along the pattern set in Phase 1. Saffron Circle would be finished to form a street encircling the attached single-family homes of Block 3. These homes would have a 15-foot setback from

the street and vehicular access would be through an access easement in the rear. The plat indicates a no right of vehicular access from Saffron Circle to these lots. The number of new attached single-family homes proposed is 12.

Detached single-family residences are to be built on the lots on the exterior lots surrounding Saffron Circle, shown as Block 2 on the plat. These lots are have a minimum width of 50-feet. Variances are requested to provide a front setback of 20-feet and side yard setbacks of 5-feet.

On the southern portion of the site, Rosemary Way is to be extended to the west and then to the north, culminating in a cul-de-sac. Lots on Rosemary Way, denoted as Block 4, are to be a minimum of 60-feet wide, standard in the R-2 district. The same variances to reduce the front setback to 20-feet and the side setback to 5-feet, as with Block 2, are requested.

Other development standards from the Phase 1 approval are also brought forward into this phase. Accessory structures and fences are permitted as per the R-2 district. The maximum building height will also be as per the R-2 district.

This development is to be constructed in a single phase.

Staff continues to be supportive of this proposed development. It appears all technical issues have been sufficiently addressed.

J. STAFF RECOMMENDATION:

Staff recommends approval of the revised 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:

(MAY 14, 2020)

Thomas Pownall was present, representing the application. There was one (1) objector present. Staff presented the application with a recommendation of approval.

Ted Brooks addressed the Commission in opposition. He stated that he was concerned with the buffer adjacent to his property. Thomas Pownall explained that there was no required buffer between the two (2) residential properties and the required building setback would essentially serve as a buffer.

There was a motion to approve the application as recommended by staff, including all staff comments and conditions. The motion was seconded. The vote was 11 ayes, 0 nays and 0 absent. The application was approved.