

FILE NO.: Z-9407-B

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NAME: Village at the Gateway Phase 9 – PRD

LOCATION: South side of Alexander Road, immediately east of 13103 Alexander Road

DEVELOPER:

Resortments, LLC  
10 Gateway Village Blvd.  
Alexander, AR 72002

OWNER/AUTHORIZED AGENT:

Russ Huckaby – Owner  
Pat McGetrick – Agent

SURVEYOR/ENGINEER:

McGetrick and McGetrick  
10402 – 8 Stagecoach Road  
Little Rock, AR 72210

AREA: 15 acres                      NUMBER OF LOTS: 14                      FT. NEW STREET: 1,825 LF

WARD: 7                                      PLANNING DISTRICT: 16                      CENSUS TRACT: 41.04

CURRENT ZONING:                      R-2

VARIANCE/WAIVERS:                      None requested.

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A.    PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 15 acres from "R-2" Single Family District to "PRD" Planned Residential District to allow a 14 lot, 84 unit multifamily development.

B.    EXISTING CONDITIONS:

The property is currently undeveloped and wooded. The property contains varying degrees of slope.

C. NEIGHBORHOOD COMMENTS:

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:

1. Alexander Rd 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. A 20 feet radial dedication of right-of-way is required at the intersection of Village Run Parkway and Alexander Rd.
3. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Alexander Road including 5-foot sidewalks with planned development. The new back of curb should be placed 29.5 ft from the striped centerline.
4. Show the proposed location of sidewalks adjacent to streets.
5. Show the proposed driveways accessing the lots with parking spaces.
6. With proposed gated entrances, the right-of-ways cannot be public on Gateway Loop and Village Loop. Private access is proposed for these lots. In accordance with section 31-207, private streets must be designed to the same standards as public streets within tract land or easements. Show on the call box, turn around for SU-30 vehicles, and provide at least 30 ft of stack length from the intersecting right-of-way.
7. The Alexander Road tapers for the lane shifts for the proposed WB left turn lane must be constructed per AASHTO standards and may extend beyond the side property line.
8. Street names and street naming conventions must be approved by Public Works. Village Loop cannot be used. Village Terrace and Village Drive are in use today within 1 mile of this development. Contact Glenn Haley at (501) 371-4537.
9. 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 including this phase with the issuance of a grading
10. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e).
11. Storm water detention ordinance applies to this property.
12. 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.

13. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
14. Street lights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Street lights must be installed prior to platting/certificate of occupancy.
15. Obtain permits prior to doing any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Planning and Development for more information.
16. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Planning and Development for more information.
17. Per Sec. 29-102 an evaluation should be conducted on the basis of existing downstream development and any analysis of stormwater runoff with and without the proposed development. If the proposed development will cause or increase downstream flooding conditions, provisions to minimize such flooding conditions should be included in the design of the storm management improvements. Such provisions may include downstream improvements and/or detention of stormwater runoff and its regulated discharge to the downstream storm drainage system.
18. 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.
19. 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.
20. The owner and/or manager of each multi-family residence of 100 or more dwelling units shall provide recycling and encourage participation by the tenants, renters, or owners of each unit. Contact 371-4646 for more information.
21. 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.
22. All public drainage easements must contain drainage infrastructure approved by the City of Little Rock Planning and Development Department.
23. Show proposed location(s) of USPS cluster box units in conformance with USPS and City of Little Rock policy design standards.

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.

Entergy: No comments received.

CenterPoint Energy: No comments received.

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.

**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.

### **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: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. 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. 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. 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.

**More restrictive R-2 properties are located adjacent to the west, property line. Existing mature trees and dense understory vegetation may be able to be applied to meeting the minimum code requirements if retained and protected during construction.**

3. 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 Otter Creek District. The Land Use Plan shows Residential Low Density (RL) and Mixed Office and Commercial (MOC) for the requested area. 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. The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning

District is required if the use is mixed office and commercial. The application is to change the property from R-2 (Single Family District) to PRD (Planned Residential Development) District to allow for the future development of attached residential units. There are 78 proposed units for a density of 5.2 units/acre for this development.).

Surrounding the application area, the Land Use Plan shows Residential Low Density (RL) to the west, south, and north (across Alexander Road). The Residential Medium Density (RM) is shown on the Plan to the southeast of the site. Mixed Office and Commercial (MOC) is shown on the Plan for the area to the east. Residential Low Density (RL) category provides for single family homes at densities not to exceed 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 Low Density area to the south is undeveloped and wooded. The RL areas to the north and west are large lots with single family houses. 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 area is developed with attached residential units (duplex, triplex or four-plex) as part of an earlier phase of this same development. The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. This area is a mix of single-family houses, a concrete vault company and auto related retail.

Master Street Plan: To north is Alexander 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 Alexander 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 Alexander Road. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

H. ANALYSIS:

The applicant proposes to rezone the 15 acre property located on the south side of Alexander Road, immediately east of 13103 Alexander Road from “R-2” Single Family District to “PRD” Planned Residential District.

The applicant proposes to subdivide the property into 14 lots and construct two (2) triplex structures on each lot, for 84 total units. All of the units will be rental. There

will be 1,825 linear feet of new streets for this development. Village Run Parkway will be the main north/south street through this development, running from Alexander Road and continuing through the proposed PRD and approved PCD to the south and southeast, to Vimy Ridge Road. The project will be developed in one (1) phase.

The proposed development will contain two (2) loop streets running east and west from Village Run Parkway. There will be eight (8) lots accessed from the loop street to the east and six (6) lots to the west. The two (2) loop streets will be gated. The gates will not be control gates, as they will open automatically as cars drive up. There will be a stacking distance of at least 30 feet outside the gates.

The proposed residential units will be one (1) and two (2) bedroom units, ranging from approximately 650 square feet to 1,300 square feet. The structures will be constructed using a mixture of rock, wood and siding materials. The applicant notes that the structures will have maximum heights of 25 feet. The ordinance typically allows a maximum building height of 35 feet in single family zones.

The proposed structures will have minimum front setbacks of 15 feet and minimum side setbacks of five (5) feet. The lots which back up to Alexander Road will have minimum rear setbacks of 25 feet. The other lots will have 15 foot minimum rear setbacks.

The applicant notes that there will be one (1) driveway per lot. Each driveway will run between the two (2) triplex units on the lot, with parking in the rear yard areas. Section 36-502 of the City's Zoning Ordinance requires a minimum of four (4) parking spaces for each triplex structure.

The proposed plan shows a mail kiosk and associated parking along the east side of Village Run Parkway. The U.S. Post Office will need to approve the location and design.

The applicant notes that the tenants within this proposed Phase 9 will be able to use the clubhouse and pool amenities proposed in the Phase 8 development (separate item on this agenda).

The applicant notes that garbage will be collected by a private contractor.

All site lighting will be low-level and directed away from adjacent properties.

The applicant notes that the City's Landscape and Buffer ordinances will be complied with. There will be a six (6) foot high wood fence located along the west property line. The applicant notes that there are no interior fences proposed at this time. If the applicant proposes to construct interior fences in the future, the fence heights must conform with Section 36-516 (e) (1) of the City's Zoning Ordinance.



The applicant also notes that there is no signage planned for the development at this time. If the applicant decides to construct any signage, the signage must conform to the requirements of Section 36-552, signs allowed in multifamily zoning.

The applicant provided responses and additional information to all issues raised during staff's review of the application. To staff's knowledge there are no outstanding issues. The applicant is requesting no variances with the proposed PD-R rezoning.

Staff is supportive of the requested PRD zoning to allow the 84 unit residential development. Staff views the request as reasonable. The property is located in an area of mixed uses and zoning. Existing similar type multifamily developments are located southeast of the subject property. The proposed development should prove to be compatible with the surrounding uses and zoning. Staff believes the proposed PRD zoning will have no adverse impact on the general area.

I. STAFF RECOMMENDATION:

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

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PLANNING COMMISSION ACTION:

(JULY 8, 2021)

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 8 ayes, 0 nays, 2 absent and 1 open position.