

FILE NO.: Z-4807-T

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NAME: The Vista - PRD

LOCATION: Southwest Corner of Rahling 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 & Associates  
24 Rahling Circle  
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: C-1 (Neighborhood Commercial District) and  
C-2 (Shopping Center District)

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

April 2008 the Planning Commission approved an application to rezone two tracts of property approximately 16 acres located along Champagnolle Drive from R-2 and MF-24 to C-1, C-2 and OS. The proposed rezoning was for future commercial development and open space buffer.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Applicant is requesting a rezoning from C-1 (Neighborhood Commercial District) and C-2, (Shopping Center District) to a PRD (Planned Residential Development) to allow the development of approximately 14 acres located on the southwest corner of Rahling Road and Champagnolle Drive as an age restricted multi-family community containing 210 units in one (1) three and four-story, residential building. The proposed site will take access from Rahling Road and be developed in one (1) phase.

B. EXISTING CONDITIONS:

The site is currently undeveloped and wooded.

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. Provide proposed driveway throat width for emergency access on Champagnolle Drive.
2. Provide a drainage study with detailed drainage calculations for the site including all stormwater detention and conveyance facilities.
3. Provide a separate Sketch Grading and Drainage Plan per Sec. 29.186(e).
4. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
5. A grading permit must be obtained prior to initiation of work. Grading Permit applications are found at <https://www.littlerock.gov/city-administration/city-departments/public-works/applications-details-and-manuals/>. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans and soil loss calculations. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or [Permits@littlerock.gov](mailto:Permits@littlerock.gov) to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.

6. Per City Rev. Code 31-210, for a multi-family development driveway access to an arterial street (Rahling Road) is limited to a maximum width of thirty-six feet. A variance will be needed if current proposed driveway access width is to stay.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. 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.

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 received.

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. The properties to west are zoned R-2 or PDR. 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.
3. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half (½) the full width requirement but in no case be less than nine (9) feet.
4. Screening requirements will need to be met for the vehicular use areas adjacent to street rights-of-way. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.

5. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property, or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
6. Building landscape areas shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building.
7. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall **be three hundred (300) square feet**. Interior islands must be a minimum of seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
8. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.
9. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
10. 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.

Planning Division: The request is in the Chanel 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 rezone from C-2 (Shopping Center District) and C-1 (Neighborhood Commercial District) to PRD (Planned Residential Development) District allow for the development of a 210 unit age-restricted apartment development on the site. If this application is approved by the Board of Directors, a review of the Land Use Plan for this vicinity should be under taken by the Plans Committee. 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.

H. ANALYSIS:

The applicant proposes to rezone the 14 acre property located on the southwest corner of Rahling Road and Champagnolle Drive from C-1 (Neighborhood Commercial District) and C-2, (Shopping Center District) to a PRD (Planned Residential Development). The rezoning is proposed to allow a gated, age restricted multi-family independent living facility for persons age 62 and older. The development will contain 210 units in one (1) three and four-story, residential building. The applicant notes that each unit will contain a kitchen. There will be no food service or common dining areas.

The maximum building height will be approximately 59 feet. The project will be developed in one phase.

The applicant provided the following description of the proposed structure:

“Buildings are slab-on-grade foundations with wood-frame construction. Exterior finishes will include stone masonry and cement-fiber siding, roofing material will be a mixture of composition shingle and metal standing seam and feature low “E” windows.”

The applicant provided the following additional information:

“The development will also include a two-story clubhouse incorporated into the entrance of the main building that will contain the leasing/management offices, professional fitness center, community gathering room, business center, and mail room. Exterior amenities will include a resort-style swimming pool, gathering area with picnic and grilling stations, a pickleball court and adjacent green space.”

The site will be accessed via a single driveway with a median from Rahling Road. There will be ample area for turnaround prior to reaching the gated portion of the driveway. The applicant is proposing a secondary emergency access concrete driveway apron from Champagnolle Drive at the northwest corner of the property. The secondary access will be gated and will be constructed to IFC requirements. The applicant notes all sight lighting will be low-level and directed away from adjacent properties.

The applicant is proposing 286 parking spaces which includes a mixture of garages, covered and open-space parking. Typically 315 spaces are required for 210 apartment units. Staff feels that the parking provided is sufficient for this use. All parking must comply with and ADA standards.



The applicant is proposing a monument-type sign at the entry drive from Rahling Road. A second monument-type sign will be located at the intersection of Rahling Road and Champagnolle Drive. All signs must conform to Section 36-552 of the City's Zoning Ordinance.

The proposed project will include a six (6) foot high steel fence near the east property line along Rahling Road and near the north property moving west along Champagnolle Drive. This section of the fence extends to the west property line.

A dumpster is located in the southeast portion of the property. The applicant notes that hours of garbage collection will be from 7am to 6pm. The dumpster will be screened with an eight (8) feet tall opaque fence. All screening must comply with Section 36-523 of the City's Zoning Ordinance.

Staff is supportive of the requested PRD to allow an age restricted multi-family development. Staff views the request as 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 application. The applicant is requesting no variances with the PRD zoning request.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PCD zoning to allow an age restricted multifamily development, 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:

(DECEMBER 9, 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 9 ayes, 0 nays and 2 absent.