

FILE NO.: Z-9244

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NAME: Revel Cove Long-form PD-R

LOCATION: Located at 15700 Pride Valley Road

DEVELOPER:

Thunder Cloud, LLC  
P.O. Box 242146  
Little Rock, AR 72223

ENGINEER:

White Daters and Associates  
24 Rahling Circle  
Little Rock, AR 72223

AREA: 9.5 acres

NUMBER OF LOTS: 34

FT. NEW STREET: 845 LF

WARD: N/A

PLANNING DISTRICT: 18

CENSUS TRACT: 42.07

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Single-family residential

VARIANCE/WAIVERS:

1. A variance request from the City's Land Alteration Ordinance to allow grading of the entire development with the installation of the basic infrastructure.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The property contains approximately 9.5-acres and is located at 15700 Pride Valley Road. The property is currently zoned R-2, Single-family and currently has a single-family residence on the site. The applicant is proposing a rezoning of the site from R-2, Single-family to PD-R, Planned Development Residential, to

allow the development of the site with 34 single-family residences. The developer is proposing a large common area to the north and to allow the placement of a mail kiosk for mail delivery service to the subdivision should this type mail delivery service be required by the United States Postal Service.

The developer is proposing to construct the Boundary Street improvements per the Master Street Plan for the frontage along Pride Valley Road in conjunction with the development of the subdivision. The developer is proposing to complete the site grading with the development of the subdivision which includes grading of the lots with the installation of the streets and basic infrastructure.

Upon approval of the rezoning request the applicant proposes to seek annexation to the City of Little Rock to allow the development to receive sewer service from the Little Rock Water Reclamation Authority.

**B. EXISTING CONDITIONS:**

The site is located outside the City limits of Little Rock but abuts the City limits on the west and northern perimeters of the property. There is a single-family residence on the site. East of the site are single-family homes also located in the County. Southwest Power Pool is located to the west of the site. Rock Creek runs along the northern boundary of the property.

**C. NEIGHBORHOOD COMMENTS:**

All property owners located within 200 feet of the site along with the Kanis Creek Property Owners Association were notified of the public hearing.

**D. ENGINEERING COMMENTS:**

**PUBLIC WORKS CONDITIONS:**

1. Pride Valley Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to the street including 5-foot sidewalks with the planned development. The new back of curb on Pride Valley Road should be located 18 feet from the centerline and connect with the existing curb and gutter to the west and maintain the same width.
3. The mail cluster box (kiosk) should be removed from the center of the cul de sac and relocated. The cluster box should be located at least 5 feet off the back of curb and access provided to conform with ADA standards.

4. A grading permit in accordance with Section 29-186 (c) and (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. A variance is being requested to advance grade the lots with the street construction.
5. Stormwater 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 property owner's association.
6. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
7. A special Grading Permit for Flood Hazard Areas will be required per Section 8-283 prior to construction.
8. The minimum Finish Floor elevation of at least one (1) foot above the base flood elevation is required to be shown on plat and grading plans.
9. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).
10. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25-foot wide drainage and access easement is required adjacent to the floodway boundary.
11. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Greg Simmons, Traffic Engineering, 501.379.1813 or [gsimmons@littlerock.gov](mailto:gsimmons@littlerock.gov) for more information.
12. The island in the center of cul de sac should be removed or the plat should show "No Parking allowed on street from Lot 14 to Lot 21.
13. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
14. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
15. 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.
16. 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.

17. All public drainage easements must contain drainage infrastructure approved by the City of Little Rock Public Works Department.
18. Obtain a franchise agreement from Bennie Nicolo, Public Works, [bnicolo@littlerock.gov](mailto:bnicolo@littlerock.gov) or 501.371.4818 for the mail cluster box if located in the right-of-way prior to approval of the final plat.
19. The floodway should be rezoned open space.

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. Existing sewer easement(s) must be retained. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. A three (3) phase power line exists along the north side of Pride Valley Road at this location, but does not appear to be in conflict with the proposed development. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No comment received.

Fire Department:

1. 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.
2. 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.
3. 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.

4. 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.
5. 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.
  1. Exceptions: 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.
6. 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 (Jason Lowder 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.

Little Rock Post Master: No comment received.

F. BUILDING CODES/LANDSCAPE:

Building Code: The 2012 AR Fire Prevention Code Vol. III for one (1) and two (2) family dwellings requires foundations meet the following Sections of the Code. If the foundation cannot be verified by the *building official* at the time of the footing inspection the *building official* may require verification the foundation meets the required elevation by a licensed engineer.

R403.1.7.3 Foundation elevation. On grade sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12-inches (305 mm) plus two (2) percent.

R403.1.7.4 Alternate setback and clearances. Alternate setbacks and clearances are permitted, subject to the approval of the *building official*. The *building official* is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this Section has been satisfied. Such an investigation shall include consideration of materials, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

Please address any questions to the building inspectors at 501.371.4833 or 501.371.4834.

Landscape: No comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: Location is not served by METRO currently but is in our long range plans. METRO supports fewer dead-end “lollipop” roads and a more connected street network which is transit supportive. We also support sidewalks and complete streets policy. METRO suggests the sidewalks be installed with the initial build.

Planning Division: This request is located in Ellis Mountain Planning District. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density category provides for single family homes at densities not to exceed six (6) units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than six (6) units per acre. The applicant has applied for rezoning from R-2 (Single Family District) to PDR (Planned Development Residential) to allow the construction of a single-family subdivision.

Master Street Plan: South of the property is Pride Valley Road and it is shown as a Collector Street on the Master Street Plan. Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. This street 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.

H. SUBDIVISION COMMITTEE COMMENT: (August 9, 2017)

Mr. Brian Dale and Mr. Scott Hurley were present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff questioned if the development was proposed with a subdivision identification sign. Staff also questioned if accessory structures and/or fences would be allowed as within the R-2, Single-family Zoning District.

Public Works comments were addressed. Staff stated the mail kiosk could not be located within the public right of way. Staff stated the placement of the kiosk was not acceptable due to turning movements and there was not adequate area for the service vehicles to make the turn if there was a car parked on the street at the end of the cul-de-sac. Staff stated a portion of the property was located within the regulatory floodway which would be zoned OS, Open Space with the approval of the PD-R, Planned Development Residential, zoning. Staff requested Mr. Dale provide a note on the proposed site plan indicating the minimum finished floor elevation.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicant submitted a revised site plan/plat plan to staff addressing most of the technical issues associated with the request. The applicant has indicated a subdivision identification sign, the allowance of accessory structures and the proposed placement of fencing within the subdivisions.

The property contains approximately 9.5-acres and is zoned R-2, Single-family. The request is to rezone the property from R-2, Single-family to PD-R, Planned Development Residential, to allow the development of the site with 34 single-family residential lots. Within the development the developer is proposing a large common area to the north and along the northern and southern perimeters which will be used as common space and also for detention. The plan also indicates a location for a mail kiosk for mail delivery service to the subdivision within a tract and not in the public right of way.

The developer is proposing to construct the Boundary Street Improvements per the Master Street Plan for the frontage along Pride Valley Road in conjunction with the development of the subdivision. The development is proposed in a single phase. The developer is proposing to complete the site grading with the development of the subdivision which includes grading of the lots with the installation of the streets and basic infrastructure. To allow the grading as proposed will require a variance from the City's Land Alteration Ordinance.

The original proposal requested a payment in-lieu of stormwater detention. Staff did not support that request. The applicant has indicated on-site detention will be provided as requested by staff.

The development is proposed with a front yard setback of 20-feet, a rear yard setback of 20-feet and 5-foot side yard setbacks. The project is proposed containing 34-lots that are 50-feet by 115-feet. The applicant has indicated an

average lot size of 5,750 square feet. The homes are proposed with a maximum building height of 35-feet. The homes are proposed containing 1,600 to 2,200 square feet with a sales price ranging from \$250,000 to \$300,000. The homes are proposed with brick, stone, stucco and or hardi-board exteriors and architectural shingled roofs. Vinyl may be used for the soffit and/or fascia.

The applicant has indicated fences will be allowed as per the R-2, Single-family Zoning District. Fences are proposed along the rear and side yard lot lines between the required building setback line and the street right of way of six (6) feet in height. Fencing along the eastern property line is indicated eight (8) feet in height. Accessory structures will be allowed per the R-2, Single-family Zoning District to include setbacks as allowed within the Single-family Zoning District. The buildable areas indicated on the proposed plat/plan are not reflective of the placement of accessory structures.

With the development of the subdivision 875 linear feet of new public street will be added. The street is proposed within a 45-foot right of way with 27-feet of pavement. No sidewalk is proposed to serve the proposed subdivision.

Upon approval of the rezoning request the applicant proposes to seek annexation to the City of Little Rock to allow the development to receive sewer service from the Little Rock Water Reclamation Authority.

Staff is supportive of the applicant's request. The applicant is seeking preliminary plat approval via a rezoning to a PD-R, Planned Development Residential, to allow the development of a single-family subdivision with lot widths and lot areas less than the typical lot width and area allowed within the R-2, Single-family Zoning District. The applicant has indicated lot widths of 50-feet rather than the typical 60-foot lot width and lot areas with an average of 5,750 square feet rather than the typical 7,000 square feet to allow for development of lots with a more affordable cost. The lots are similar in size to lots currently being developed just to the north of this site also along Pride Valley Road. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the subdivision as proposed is appropriate.

J. STAFF RECOMMENDATION:

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

Staff recommends approval of the variance request from the City's Land Alteration Ordinance to allow grading of the lots with the installation of the basic infrastructure for the subdivision.



PLANNING COMMISSION ACTION:

(AUGUST 31, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation of approval of the variance request from the City's Land Alteration Ordinance to allow grading of the lots with the installation of the basic infrastructure for the subdivision. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.