

FILE NO.: Z-9075

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NAME: Bella Rosa Place Subdivision Short-form PD-R

LOCATION: Located on the Northeast corner of Taylor Loop Road and  
Bella Rosa Drive

DEVELOPER:

Dwellings  
2224 Cantrell Road  
Little Rock, AR 72202

ENGINEER:

Development Consultants, Inc.  
2200 North Rodney Parham Road, Suite 220  
Little Rock, AR 72212

AREA: 2.91 acres      NUMBER OF LOTS: 17      FT. NEW STREET: 520 LF

CURRENT ZONING:      R-2, Single-family

ALLOWED USES:      Single-family residential

PROPOSED ZONING:      PD-R

PROPOSED USE:      Zero lot line single-family

VARIANCE/WAIVERS:      None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is a rezoning of the site from R-2, Single-family to Planned Development Residential to allow the creation of 17, zero lot line, single-family lots. The lots are indicated with an average lot size of 5,753 square feet and a minimum lot size of 4,476 square feet. A new public street is proposed for the development the street is indicated with access from Bella Rosa Drive. The street is proposed as a 26-foot pavement width located in a 50-foot right of way.

B. EXISTING CONDITIONS:

The tract contains a single-family home and associated outbuildings. The tract abuts the rear of lots fronting on Gooch Drive on the east. To the south of proposed subdivision there is a church and west of the site, across Bella Rosa Drive there are single-family homes. Taylor Loop Road has not been constructed to Master Street Plan standard but is scheduled for widening as a City project in the near future. Bella Rosa Drive is a two (2) lane street with open ditches for drainage. Further to the north Bella Rosa Drive has been constructed with curb, gutter and sidewalk, adjacent to the commercially developed area.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area property owners. All property owners located within 200 feet of the site along with the Tulley Cove Property Owners Association and the Westchester Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A 20 foot radial dedication of right-of-way is required at the intersection of Taylor Loop Road and Bella Rosa Drive.
2. A 20 foot radial right-of-way should be provided at all proposed intersections.
3. With site development, provide the design of the street conforming to the Master Street Plan. Construct one-half street improvement to Taylor Loop Road with the planned development. An access ramp is requested to be provided on the south side of Taylor Loop Road at the intersection of Bella Rosa Drive for a pedestrian crossing. The new back of curb should be located 18 feet from centerline. A City project is planned to widen Taylor Loop Road which is expected to bid in April, 2016. If a grading permit is requested prior to bidding of the City project, the applicant should pay an in-lieu fee for the cost of the required street improvements.
4. With site development, provide the design of the street conforming to the Master Street Plan. Construct one-half street improvement to Bella Rosa Drive including 5-foot sidewalks with the planned development. The new back of curb should be placed 13 feet from centerline.
5. Sidewalks with appropriate handicap ramps are required in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan to be provided within the subdivision.
6. 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. Is an advanced grading permit desired to advance grade the lots with construction of the street?

7. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.
8. 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.
9. 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 Traffic Engineering, Greg Simmons, [gsimmons@littlerock.org](mailto:gsimmons@littlerock.org) or 501.379.1813 for more information
10. The proposed grading and drainage plan for this subdivision is not approved by Planning Commission approval of the preliminary plat.
11. Provide a letter prepared by a registered engineer certifying the sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
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.
13. The minimum allowed building setback is 20 feet from the right-of-way.
14. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Detention cannot be provided in the right-of-way.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer main extension required with easements if new sewer service is required for this project. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. A three phase power line exists along the north side of Taylor Loop Road on the south side of this property. A single phase line exists on the west side of the property along Bella Rosa. There do not appear to be any conflicts with existing Entergy facilities unless the proposed drives create a conflict with an existing pole. Contact Entergy in advance regarding future service requirements to the development and future facilities locations as this project proceeds.

CenterPoint Energy: No comment received.

AT & T: No comment 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 the Little Rock Fire Department is required.
3. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
4. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
5. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
6. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).
7. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.

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.

**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.

**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 (Captain Tony Rhodes 501.918.3757). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: The area is currently served by METRO at Taylor Loop and Cantrell on Route 25. We would like to emphasize maintaining the sidewalk connections to the neighborhood for transit rider access to jobs and shopping. The ridership in this area remains steady and is part of our future plans for the West Little Rock express and community shuttle/flex service. METRO has plans to continue to serve the area and plan to provide service enhancements.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the Chenal Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density allows 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 applicant has applied for a rezoning from R-2, Single Family District to PDR (Planned Development Residential District) to allow for the development of a zero lot line single-family subdivision.

Master Street Plan: Taylor Loop Road is a Collector and Bella Rosa Drive is a Local Street on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as “Commercial Streets”. A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Taylor Loop Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (September 16, 2015)

The applicants were present. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested the applicant provide for any accessory structures to be located on the site. Staff also questioned any proposed fencing. Staff stated the building lines as indicated on the plat were less than typically supported by staff. Staff requested the plat included a minimum front building setback of 20-feet.

Public Works comments were addressed. Staff stated right of way dedication was required per the Master Street Plan along Bella Rosa Drive and Taylor Loop Road. Staff stated a radial dedication was required at the intersection of the two (2) streets. Staff stated a grading permit was required prior to any construction activities on the site. Staff also stated the City's Stormwater Detention Ordinance would apply to the development of the property.

Staff stated there were no landscaping requirements since the development was proposed as single-family.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing most of the technical issues associated with the plat. The request is a rezoning of the site from R-2, Single-family to Planned Development Residential to allow the creation of 17, zero lot line, single-family lots.

The revised plan indicates the placement of a 20-foot front yard setback and a 20-foot rear yard setback for the proposed lots. The site plan indicates one (1) of the side yards for a number of the lots with a zero setback. The remainder of the side yards are indicated at five (5) feet. The plat includes the placement of a ten (10) foot no right of vehicular access easement along the side and rear yards which abut Bella Rosa Drive and Taylor Loop Road.

The homes are proposed as one (1) and two (2) story homes with a maximum building height of 35-feet. The homes will be constructed of a combination of materials including brick, stone and siding veneer with architectural singled roofs.

Section 31-2 of the Little Rock Code of Ordinances defines a zero lot line development; Zero-lot-line development means a residential development concept eliminating the normal side yard requirement on one (1) side of a lot and providing for more usable open space for the other side yard. Final plats involving this concept shall reflect a buildable area on each lot so as to provide for proper placement of the units and assure that no lot will be adversely affected by placement of adjoining units.

Section 31-234 of the Little Rock Code of Ordinances defines the items necessary for review of the development of zero lot line residential lots. The ordinance states submission of a plat creating a zero lot line development shall be accompanied by a generalized site plan showing the proposed locations and dimensions of all buildings, accessory uses and other improvements. Platted building lines shall be shown on all sides of each lot for the purposes of delineating the maximum buildable area of each lot and specify the zero lot line yard. The applicant has provided the plat indicating the buildable area, labeled the buildable areas with platted building lines and provided a typical lot indicating the building footprint on the lot.

Section 36-253(d)(4) provides for the lot area for R-2, Single-family zoned property. The ordinance states for purposes of zero-lot-line lots, the minimum lot width may be reduced to not less than thirty-five (35) feet. The lot area shall not be less than four thousand (4,000) square feet. The lots are indicated with a minimum lot width of 46-feet at the proposed building line and the minimum lot size is 4,476 square feet.

The applicant has indicated fences will be placed per the typical criteria of the R-2, Single-family zoning district. The applicant has also indicated the buildable areas indicated on the site plan are for the homes. Within the rear yard accessory structures will be allowed per the typical development standards of the R-2, Single-family zoning district with regard to setbacks, building coverage and separation requirements.

A new public street is proposed for the development. The street is indicated with access from Bella Rosa Drive. The street is proposed as a 26-foot pavement width located in a 50-foot right of way. 567.64 linear feet of new street is proposed. The plan does not include the placement of a sidewalk within the subdivision.

The site plan includes the placement of a subdivision identification sign at the entrance to the subdivision. The sign is proposed six (6) feet in height and thirty-two (32) square feet in area.

Staff is supportive of the applicant's request. The request is a rezoning from R-2, Single-family to Planned Development Residential to allow the development of a single-family subdivision. The lots proposed are smaller than the typical development standards of the R-2, Single-family zoning district but are not out of character with other development in the area. There are lots on Carter Lane and lots within the Gardens at Valley Falls which have developed with similar lot sizes and setbacks. To staff's knowledge there are no outstanding technical issues associated with the request.

I. 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.

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PLANNING COMMISSION ACTION:

(OCTOBER 8, 2015)

The applicant was present. There were 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.

Mr. Roy Andrews addressed the Commission on behalf of the applicant. He stated the development was proposed for single-family homes in a zero lot line subdivision. He stated the development was proposed similar to other developments in the area. He stated he would yield his time to the opposition to answer any questions which could arise.

Mr. Dale Woodall addressed the Commission in opposition of the request. He stated the neighborhood was not opposed to development but was present to appeal to the Commission for assistance. He stated a concern with the current plan was the homes were proposed as two (2) story homes with a maximum building height of 35-feet. He stated with the homes being two (2) story and the elevation of the site privacy would be lost for the existing homes of Gooch. He stated the residents of Gooch were requesting the developer install an eight (8) foot privacy fence. He stated the second concern was drainage. He stated the homes located along Gooch Drive currently had drainage problems. He stated water ponded in yards after even a light rain. He stated the pipes along Gooch and Bella Rosa Drives were undersized. He stated detention for a portion of the development was proposed to be contained in underground pipes. He stated the remainder of the area would not be captured and would continue to sheet flow from the site. He stated the area ditches had not been maintained. He stated the biggest concern was drainage and requested the developer or the City install sufficient drainage for the area.

Mr. Chris Corbitt addressed the Commission in opposition of the request. He stated he was a licensed attorney and engineer. He stated he was present to provide information concerning the legal and engineering aspects of the proposal. He stated the full design of the project had not been completed. He stated the topography of the site was such that the water drained from this site to the back yards of the homes on Gooch Drive. He stated the design calculations should include a seven (7) inch rainfall for a 24-hour time which would be a 25-year storm event. He stated the development should include piping and discharge to the creek located to the north of the development area.



Mr. Andrews addressed the Commission stating the final design of the stormwater detention had not been completed. He stated upon final approval the design would begin. He stated the Public Works staff would review the final design and calculations for accuracy and capacity. He stated the development did not want a detention pond due to the potential for mosquitos and other insects. He stated the street would be private to allow the stormwater to be detained under the street. He stated there would not be any adverse downstream impact with the development from the stormwater run-off.

Staff questioned if the development would include an eight (8) foot fence. Staff stated the application should be amended if this was the desire of the developer. Mr. Andrews requested the Commission amend the request to include an eight (8) foot fence.

There was a general discussion by the Commission and staff concerning the proposed detention storage and the size of the pipes in the area. Staff stated the pipes in the area were substandard and the development would most likely be required to detain the ten (10) year storm event and not just for the 25-year storm event. Staff stated the area was developed with rural standards and in a number of cases the street was above the yards of the homes and ditches were filled in. Staff stated this development would not create any additional concerns for the area.

The chair entertained a motion for approval of the item as amended (8-foot fence) including all staff recommendations and comments. The motion carried by a vote of 9 ayes, 0 noes and 2 absent.