

ORDINANCE NO. 21,078

AN ORDINANCE TO ALLOW THE USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES AS AN OPTION FOR STORMWATER MANAGEMENT WHEN DEVELOPING COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY GREATER THAN MF-6 UNITS PER ACRE PROJECTS, WITHOUT HAVING TO SEEK A VARIANCE FROM THE CITY OF LITTLE ROCK PLANNING COMMISSION; AND, FOR OTHER PURPOSES.

WHEREAS, the City of Little Rock is committed to reducing the volume of nonpoint source runoff, including stormwater, flowing into its storm sewer system, improving the water quality of its surface waters, and decreasing underground stormwater conveyance that may ultimately runoff into the Arkansas River; and,

WHEREAS, Unlike traditional storm water management, which collects and conveys storm water runoff through storm drains, pipes, or other conveyances to a centralized storm water facility, Low Impact Development (LID) takes a different approach. It utilizes design techniques to maintain as closely as practical the site's pre-development runoff rates and volumes for the required event. The goal of LID is to mimic a site's pre-development hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to the source.; and,

WHEREAS, the City of Little Rock has determined that allowing LID techniques to be utilized when developing commercial, industrial, and multi-family greater MF-6 units per acre sites protects water quality, reduces runoff, reduces impervious spaces, encourages open spaces, protects significant vegetation, and reduces land disturbance; and,

WHEREAS, the City of Little Rock does not currently allow the utilization of LID techniques as an option for stormwater management requirements in land development projects without first having to obtain a variance from the City of Little Rock Planning Commission or Board of Adjustment; and,

WHEREAS, it is the intent of the City of Little Rock to provide an optional provision for implementing stormwater LID techniques for commercial, industrial, and multi-family greater than MF-6 units per acre development;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS:

Section 1. The City of Little Rock shall allow the use of Low Impact Development techniques when developing commercial, industrial, and multi-family greater than MF-6 units per acre as approved by the

1 Public Works Director, or his/her designee, without having to seek out a variance from the City of Little
2 Rock Planning Commission.

3 **Section 2.** The Public Works Director shall have the discretion to determine whether the LID
4 techniques employed have reached the standards and guidelines set forth in the Stormwater Management
5 and Drainage Manual.

6 **Section 3. *Definitions.***

7 The following terms used in this ordinance shall have the following meanings:

8 *Low Impact Development (LID)* is an approach to land development (or re-development) that works
9 with nature to manage stormwater as close to its source as possible. LID employs principles such as
10 preserving and recreating natural landscape features, minimizing effective imperviousness to create
11 functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

12 *Stormwater runoff* means water that results from precipitation which is not absorbed by the soil,
13 evaporated into the atmosphere, or entrapped by ground surface depressions and vegetation, which flows
14 over the ground surface.

15 **Section 4. *Applicability.*** This ordinance shall apply to all of the lands located within the City of
16 Little Rock including its extraterritorial jurisdiction. This ordinance applies to commercial, office,
17 industrial, and multi-family units greater than MF-6 units per acre. It does not apply to facilities in the
18 public right of way.

19 **Section 5. *Low Impact Development Site Design Strategies.***

20 (a) Generally, site design strategies address the arrangement of buildings, roads, parking
21 areas, and other features, and the conveyance of stormwater runoff across the site. LID site
22 design strategies are intended to complement the natural and built environment while minimizing
23 the generation of runoff. The LID design strategies should address some or all of the following
24 considerations:

- 25 (1) Necessary grading and land disturbance should be designed to encourage sheet flow and
26 lengthen stormwater flow paths.
- 27 (2) Natural drainage divides should be maintained to keep flow paths dispersed.
- 28 (3) Areas of impervious surfaces should be separated and stormwater should be conveyed
29 across vegetated areas. This assists runoff filtration and encourages infiltration.
- 30 (4) Small-scale LID techniques should be distributed across the development site in order to
31 maximize benefits.
- 32 (5) Naturally vegetated areas and soil types that slow runoff, filter pollutants and facilitate
33 infiltration should be preserved.

1 (6) Low Impact Development systems and structures should be integrated into the natural
2 and built landscape with attention to flow paths, infiltration areas and the use of
3 appropriate native plant materials.

4 **Section 6. Submittal Requirements.** The applicant shall submit a drainage report that provides all
5 necessary information to support the LID design elements within the development. It shall include
6 specifications and technical information for the site specific design details that supports the proposed LID
7 systems and structures.


8 A maintenance plan shall also be submitted so that the LID facility shall remain effective as originally
9 approved.

10 **Section 7. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
11 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
12 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
13 effect as if the portion so declared or adjudged to be invalid or unconstitutional were not originally a part
14 of the ordinance.

15 **Section 8. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with
16 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

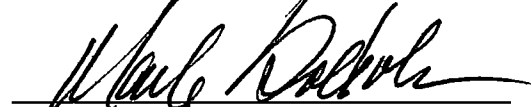
17 **PASSED: August 4, 2015**

18 **ATTEST:**

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21 Susan Langley, City Clerk

APPROVED:



Mark Stodola, Mayor

22 **APPROVED AS TO LEGAL FORM:**

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25 Bill Mann, Chief Deputy City Attorney

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