

FILE NO.: Z-9183

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NAME: Wildwood Trails Long-form PD-R

LOCATION: Located on the South side of Denny Road in the 19000 Block of Denny Road

DEVELOPER:

Denny Road LLC  
P.O. Box 242146  
Little Rock, AR 72223

SURVEYOR:

Thomas Engineering Company  
3810 Lookout Road  
North Little Rock, AR 72116

AREA: 39.987 acres      NUMBER OF LOTS: 71      FT. NEW STREET: 2,710 LF

WARD: 5      PLANNING DISTRICT: 19 – Chenal      CENSUS TRACT: 42.13

CURRENT ZONING:      R-2, Single-family

ALLOWED USES:      Single-family residential

PROPOSED ZONING:      PD-R, Planned Development Residential

PROPOSED USE:      Attached and detached single-family

VARIANCE/WAIVERS:      A variance from the City's Land Alteration Ordinance to allow grading of future phases with the development of the first phase.

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A.      PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from R-2, Single-family to PD-R, Planned Development Residential. The site contains 39.987 acres and is proposed for development with 71 residential lots of attached and detached single-family homes. The applicant is requesting 15-foot front building setbacks for the homes proposed in Block 3 and a 20-foot front building setback for the homes located in Blocks 1, 2 and 4. The lots located in Blocks 1 and 2 are indicated with 50-foot lot widths. The lots located in Block 3 are indicated with a 32-foot lot width.

The lots located in Blocks 1, 2 and 4 are indicated with 5-foot side yard setbacks. The lots located in Block 3 are indicated as attached single-family residences with zero side yard setbacks.

B. EXISTING CONDITIONS:

The site is heavily wooded located on the south side of Denny Road. To the east is Pulaski Academy School's ball fields and to the west is a developing subdivision, Wildwood Place Subdivision. This area of Denny Road remains rural in character. There are a number of homes located in this general area which remain on unplatted tracts of property. Located to the west of this site is the Wildwood Center for the Performing Arts. Where property has redeveloped the street improvements to Denny Road have been completed. Adjacent to this site and the Pulaski Academy site there are no street improvements in place.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site were notified of the public hearing. There is not an active neighborhood association, registered with the City of Little Rock, located in the area.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Denny Road is classified on the Master Street Plan as a minor arterial. If not already dedicated, a dedication of right-of-way 45 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 Denny Road including 5-foot sidewalks with the planned development. The new back of curb should be located 29.5 feet from centerline. A left turn lane should be provided for left turns on Denny Road. Additional paving and striping maybe required beyond the side property lines for tapers. The posted speed is 45 mph. The left turn lane should provide 150 feet of stack and 270-foot lane tapers.
3. Temporary turnarounds are required to be constructed at the ends of phases of streets.
4. Per the Master Street Plan, Rosemary Loop is not a loop street connecting in the same street at two (2) separate intersections and should be constructed to a residential street standard with a 26 feet street width and a 50-foot right-of-way and sidewalk from Rosemary Drive to the first intersection.
5. Sidewalks with appropriate handicap ramps are required to be constructed on Rosemary Drive in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan. How many additional lots are proposed that access Rosemary Drive on the south end of the project?

6. Temporary turnarounds are required to be constructed at the ends of phased streets.
7. 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 an advanced grading variance being requested to advance grade future phases with other phases of construction?
8. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e). Access to public drainage easements must be provided from the right-of-way and infrastructure installed within that easement.
9. Stormwater detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or the property owner's association.
10. 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.
11. At this time, boundary street improvements are required to be constructed on Denny Road for the portion of property still owned by Pulaski Academy and not a part of the preliminary plat in conformance with previous approvals.
12. Alteration of the water course will require approval from the Little Rock District of the US Army Corps of Engineers prior to start of work.
13. Street improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
14. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights shall utilized Entergy's standard fixtures and poles. 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.
15. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Travis Herbner, Public Works Traffic Engineering, 621 South Broadway, 501.379.1805 or [therbner@littlerock.gov](mailto:therbner@littlerock.gov) for more information.
16. Per the Master Street Plan, parking is restricted to one side of the street on a 24-foot wide street. Show on the plan now and on the final plat and bill of assurance, the area along the street where parking is allowed.
17. The proposed median should not extend into the Denny Road right-of-way. The taper section down to standard roadway width should meet Green Book Standards of WS/60. It is estimated the taper length will be 150 feet.
18. Per the Master Street Plan, all residential developments shall include traffic calming measures on each street within the development. The plan should include traffic calming on Rosemary Drive.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer main extension required with easements. Zero Capacity Fee analysis required. LRW has a policy that it does not approve developer funded projects where sewage will flow to a different subbasin. The Little Rock Water Reclamation Commission must consider these projects and decide whether to grant a waiver of the policy. (Updated as of February 2, 2017.)

Entergy: Entergy Distribution does not object to this proposal. An existing three phase, distribution power line exists along Denny Road on the north side of this proposed development site. There do not appear to be any conflicts with existing distribution, electrical facilities. However, there needs to be some contact between the developer and Entergy's Transmission Department as there is a proposed road crossing on the Transmission Line easement on the south side of the property. Transmission lines are highly regulated and may have stringent requirements for right of way access and line crossing. Contact Entergy Distribution in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) 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. A water main extension will be needed to provide water service to this property.
3. 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.
4. 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.
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. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.

7. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department regarding the required placement of the hydrant(s) and contact Central Arkansas Waster regarding procedures for installation for the hydrant(s).
8. 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:

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.

Exceptions:

1. 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.

Rock Region Metro: Location is not currently served by METRO but is on our long range plans. We recommend continuation of pedestrian infrastructure for access to the transit system.

F. ISSUES/TECHNICAL/DESIGN:

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.

Planning Division: This request is located in Burlingame Valley Planning District. The Land Use Plan shows RL (Residential Low). Residential Low 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 a rezoning of PDR (Planned Development Residential) to allow the development of attached and detached single family houses and it meets the RL density requirements.

Master Street Plan: To the north of the property is Denny 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 Denny 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: A Class II Bike Lane is shown along Denny Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (November 22, 2016)

Mr. Thomas Pownell was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff questioned the proposed development schedule and requested Mr. Pownell provide the proposed phasing plan. Staff requested Mr. Pownell provide a note on the site plan concerning outbuildings, accessory structures and/or swimming pools. Staff questioned the proposed subdivision identification sign. Staff requested Mr. Pownell provide the percentage of common usable open space in the general notes section of the site plan.

Public Works comments were addressed. Staff stated a grading permit was required prior to any land clearing or grading activities on the site. Staff stated the City's Stormwater Detention ordinance would apply to the development of the site. Staff stated right of way dedication per the Master Street Plan was required along Denny Road. Staff requested the applicant provide a sketch grading and drainage plan for the proposed subdivision.

Rock Region Metro comments were addressed. Staff stated the location was not currently served by Rock Region Metro but was a part of the long range plan. Staff stated a continuation of pedestrian infrastructure for access to the transit system was recommended.

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.

H. ANALYSIS:

The applicant provided a revised site plan to staff addressing the issues raised at the November 22, 2016, Subdivision Committee meeting. The revised plan indicates accessory structures, storage buildings and swimming pools will be allowed within the development per the R-2, Single-family zoning district. Fencing will be allowed per the R-2, Single-family zoning district. The revised plan indicates the placement of an emergency access entrance extending from Rosemary Loop to Denny Road.

The request includes a variance from the City's Land Alteration Ordinance to allow grading of the entire development with the installation of the basic infrastructure of the subdivision. The applicant has indicated some grading will take place within the area identified on the plan as future development area. According to the response letter provided from the Subdivision Committee comments, the applicant has indicated the advanced grading is necessary to prevent hauling materials in and out with the construction of each home.

The development is proposed with attached and detached one (1) or two (2) story single-family homes. The homes are proposed as attached and detached single-family homes. The homes are proposed with brick facades and pre-cast concrete accenting architectural elements. The maximum building height will not exceed the maximum building height allowed in the R-2, Single-family zoning district.

A single subdivision identification sign is proposed. The sign will be incorporated into an entry feature for the subdivision. The applicant has indicated the entry feature may be a wall or some other architectural design element. The height of the feature may exceed the wall and fence height typically in the R-2, Single-family zoning district. The applicant is requesting approval to be allowed the construction to be eight (8) feet in height with columns which may be constructed with a maximum height of ten (10) feet. The sign area containing the name of the subdivision will not exceed a maximum of thirty-two (32) square feet in area. The lettering is proposed on both wall faces entering the subdivision. The perimeter fencing around the subdivision may also be constructed eight (8) feet in height with ten (10) foot columns.

The site plan indicates parking will be restricted to one side of the street on streets proposed with a 24-foot pavement width. Parking will not be allowed on the eighteen foot (18') private driveway in the rear of the attached homes. A note will be included on the final plat for the subdivision and the restricted parking will be addressed in the bill of assurance for the subdivision at the time of final platting.

The neighborhood is proposed with a combination of attached and detached single-family homes. For the most part the detached lots will consist of fifty (50) foot wide lots. The lots are indicated with 20-foot front building setbacks,



five (5) foot side yard setbacks and 20-foot rear yard setbacks. There are forty-six (46) residential lots proposed in this configuration.

The inner core will consist of thirty-two (32) foot wide attached townhouses that have access to a common fifteen (15) foot wide private drive on the rear. There are eighteen (18) homes proposed in this area. The attached homes are proposed with fifteen (15) foot setbacks adjacent to the streets and the rear yard is indicated with a fifteen (15) foot access and utility easement with the building setback located adjacent to the easement. The plat will include a no right of vehicular use access easement along the street sides of these proposed lots.

The developer is proposing the development in multiple phases. The final platting of the lots will occur in various phases depending on the market and demand.

Street improvements to Denny Road as per the Master Street Plan. The applicant is requesting deferral of the striping of the left turn lane into the development along Denny Road until the development of a portion of the site currently not under consideration or review with the application. Staff is supportive of this request.

This property was included in a larger acreage and previously approved as a Conditional Use Permit for the Pulaski Academy School campus. The school decided to locate on Hinson Road for the main campus and has developed ball fields only at this site. As a separate future application staff will work Pulaski Academy to amend the previously approved Conditional Use Permit to provide a site plan to the Commission for review and approval of a site plan that more accurately reflects their existing and future plans for their remaining property.

Staff is supportive of the request and the requested variance for the advanced grading. To staff's knowledge there are no outstanding technical issues associated with the request. The site is proposed with single-family homes at a density allowed per the City's Future Land Use Plan.

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:

(DECEMBER 15, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of deferral of the item to the February 2, 2017, public hearing to allow the Little Rock Wastewater Commission to review a request for tie-on to the City's wastewater collection system. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes, 1 absent and 1 open position.

STAFF UPDATE:

Little Rock Wastewater Utility has revised their comment to read as follows:

*Sewer main extension required with easements. Zero Capacity Fee analysis required. LRW has a policy that it does not approve developer funded projects where sewage will flow to a different subbasin. The Little Rock Water Reclamation Commission must consider these projects and decide whether to grant a waiver of the policy.*

The comment in Paragraph E has been revised to reflect this comment. 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 to allow grading of future phases with the development of the first phase.

Staff recommends at the time development is proposed for the undeveloped portion of the property adjacent to Denny Road, an evaluation of the need for the construction of a left turn lane on Denny Road will be conducted.

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PLANNING COMMISSION ACTION:

(FEBRUARY 2, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item stating Little Rock Wastewater Utility had revised their comment to read as follows:

*Sewer main extension required with easements. Zero Capacity Fee analysis required. LRW has a policy that it does not approve developer funded projects where sewage will flow to a different subbasin. The Little Rock Water Reclamation Commission must consider these projects and decide whether to grant a waiver of the policy.*

Staff stated the comment in Paragraph E had been revised to reflect this comment. Staff also provided a point of clarification on a public works comment stating within the staff write-up public works comments indicate a boundary street improvement statement indicating boundary street improvements were required to be constructed on Denny Road for the property still owned by Pulaski Academy. Staff stated approval of Wildwood Place did not activate or accelerate any required improvements for the Pulaski Academy property regarding the boundary street improvements provided Pulaski Academy file an amendment to their currently approved Conditional Use Permit application. Staff presented 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 to allow grading of future phases with the development of the first phase. Staff presented a recommendation that at the time development was proposed for the undeveloped portion

of the property adjacent to Denny Road, an evaluation of the need for the construction of a left turn lane on Denny Road be conducted. 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.