

FILE NO.: Z-9043

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NAME: The Ranch West Estates Short-form PD-R

LOCATION: Located on the South side of Valley Ranch Court

DEVELOPER:

Larry Crain  
Crain Family Holdings  
17300 Chenal Parkway, Suite 330  
Little Rock, AR 72223

ENGINEER:

Thomas Engineering  
3810 Lookout Road  
Little Rock, AR 72116

AREA: 2.291 acres      NUMBER OF LOTS: 18      FT. NEW STREET: 1,226 LF

CURRENT ZONING: O-3, General Office

ALLOWED USES: General Office

PROPOSED ZONING: PD-R

PROPOSED USE: Single-family attached

VARIANCE/WAIVERS: A variance from the City's Land Alteration Ordinance to allow grading of the entire site with the installation of the basic infrastructure.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning from O-3, General Office District to PD-R (Planned Development, Residential) to allow the development of a single-family subdivision. The development is proposed with 18-lots of owner occupied residences. The site plan indicates nine (9) buildings of duplex style homes. The units are proposed as single story buildings with attached garages.

B. EXISTING CONDITIONS:

Valley Ranch Circle has been constructed adjacent to the eastern portion of the site. Located along Valley Ranch Drive, to the west, there are office buildings and a nursing home. To the east is a newly developing single-family (detached) subdivision. South of the site are single-family homes accessed from Northridge Road extending from Cantrell Road. No access to Northridge Road is proposed from this subdivision. Across Valley Ranch Drive is a home located on a large tract.

C. NEIGHBORHOOD COMMENTS:

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

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Valley Ranch Circle is classified on the Master Street Plan as a minor residential street. A dedication of right-of-way 45 feet will be required.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct street improvement to Valley Ranch Court with the planned development.
3. Sidewalks with appropriate handicap ramps are required in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan on the south side of Valley Ranch Court to the proposed dead end and then connected with the walk on the north side Valley Ranch Court.
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. If phasing is proposed, does the applicant desire to seek a variance to grade the entire property with construction of Phase 1? Provide phasing plan.
5. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.
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. The base flood elevations should be taken from the proposed FIRMs which are expected to be adopted in July, 2015.
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. 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.
11. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The lots must share a single driveway access centered on the property line. The width of driveway must not exceed 36 feet.
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 old curb and gutter not being used on Valley Ranch Court should be removed. A 20 foot wide or greater all weather emergency access drive should be provided to the subdivisions existing emergency access drive. The curb at the emergency access drive should be constructed to a roll type curb for future access if needed.
14. The proposed driveways should be no wider than 26 feet at the right-of-way line. The driveways can widen on private property.
15. Since the street is proposed to be 24 feet in width, show on the plat the area of street where parking will be restricted to one side.
16. The back out driveways onto Valley Ranch Court across from a commercial driveway should be removed.
17. No parking is allowed on the south side of Valley Ranch Court.

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. There are power lines around this property – underground on the west and some single phase, overhead extending up North Ridge Road from the south. These power lines and associated easements will need to remain in place to serve existing customers. Service to the proposed lots may best be accomplished from the

front lot lines along the new streets. Contact Entergy in advance regarding future service requirements and additional facilities location(s).

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. 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.
5. 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.** Plans show 24 feet road ways and code requires 26 feet.

**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.

**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 (Capt. 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.

CATA: No comment.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No Comment

Planning Division: This request is located in the Burlingame Valley Planning District. The Land Use Plan shows Office (O) for this property. The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for a rezoning from O-3 (General Office District) to PDR (Planned Commercial District) to allow for the development of a single family subdivision on this site.

Master Street Plan: Valley Ranch Court Road is a Local Street on the Master Street Plan. 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. 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.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (May 13, 2015)

Mr. Thomas Pownell and Mr. Larry Crain were present representing the request. Staff presented an overview of the development stating there were additional items necessary to complete the review process. Staff requested Mr. Pownell provide the number of stories of new construction. Staff requested details of any proposed fencing and the proposed signage plan.

Public Works comments were addressed. Staff stated Valley Ranch Circle was classified on the Master Street Plan as a minor residential street. Staff stated a dedication of right of way to 45-feet from centerline was required. Staff stated a grading permit was required prior to any construction on the site. Staff stated the City's Stormwater Detention ordinance would apply to the development of the

lots. Mr. Pownell stated the request included a variance from the City's Land Alteration ordinance to allow grading of the entire site with the installation of the basic infrastructure.

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 request raised at the May 13, 2015, Subdivision Committee meeting. The applicant has provided the proposed signage plan, fencing details and noted the buildings will be single story structures.

The applicant is requesting a rezoning from O-3, General Office District to Planned Development, Residential (PD-R) to allow the development of a single-family subdivision. The lots are proposed with an average lot size of 3,000 square feet. The development is proposed with 18-lots of owner occupied attached residences. The site plan indicates nine (9) buildings of duplex style homes. The units are proposed as single story buildings with attached garages.

The subdivision is proposed with private streets. The street is proposed as a loop street extending south from Valley Ranch Court. The development will have a call keypad entrance located at the western intersection with Valley Ranch Court. The eastern location will have a gated remote entrance gate. The development is proposed with a 24-foot wide pavement width. Parking will be restricted to the outside of the street.

The development will have a combination of metal and brick fencing along Valley Ranch Circle. The plan indicates a six (6) foot decorative metal fence with eight (8) foot brick columns and a six (6) foot brick fence at the entry drives to the subdivision along Valley Ranch Court. The remainder of the subdivision will have a six (6) foot wooden fence. The subdivision sign will be incorporated into the brick fence. The sign area will not exceed thirty-two (32) square feet.

The request includes a variance from the City's Land Alteration Ordinance to allow grading of the entire site with the installation of the basic infrastructure. The applicant has indicated to balance the site advanced grading is necessary.

Staff is supportive of the request. The applicant is proposing a single-family attached subdivision developed with private streets. West of the site is a developing detached single-family subdivision. North of the site is a nursing home. Staff feels the development of the subdivision as proposed is appropriate.

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.

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

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PLANNING COMMISSION ACTION:

(JUNE 4, 2015)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval subject to the conditions outlined in the "staff recommendation" above. Staff also provided a recommendation of approval of the variance request from the City's Land Alteration Ordinance to allow grading of the entire site with the installation of the basic infrastructure. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes and 3 absent.