

NAME: Valley Springs Cottages Community Building –
Conditional Use Permit

LOCATION: Southwest corner of Geyer Springs Road
and Valley Drive

OWNER/APPLICANT: Valley Springs Cottages, LP/Riley Shantz

PROPOSAL: A conditional use permit is requested to allow the
construction of a community building/management
office on this R-2 zoned lot within the Valley Springs
Cottages Subdivision.

1. SITE LOCATION:

The site is located along the west side of Geyer Springs Road, at Valley Drive.

2. COMPATIBILITY WITH NEIGHBORHOOD:

The property is located in an area of mixed uses and zoning. Single family subdivisions are located northwest and southwest of the site, with a multifamily development to the west. The properties to the north contain three (3) church facilities (zoned O-1, O-3 and PCD), and a PD-R zoned multifamily development. A large church facility (zoned R-2, CUP) is located to the south, with single family residences further south. Multifamily and single family uses and zoning (R-5 and R-2) are located across Geyer Springs Road to the east. McClellan High School is located to the northeast.

The applicant proposes to construct a community building/management office on one (1) of the lots within this single family subdivision which is being developed. The proposed use is compatible with uses in the area. Notice of the public hearing was sent to the Allendale, South Monica, OUR and SWLR United for Progress Neighborhood Associations.

3. ON SITE DRIVES AND PARKING:

A 24 foot wide paved driveway from Stillman Drive will serve the property. A paved parking area with five (5) spaces will be located on the east side of the building. The proposed 1,775 square foot building will require a minimum of five (5) off-street parking spaces for an office-type use. The applicant has noted that when the clubhouse is in use, additional parking

can be at the individual tenant's homes. In addition, on-street parking along Stillman Drive will be available.

4. SCREENING AND BUFFERS:

1. Site plan must comply with the City's minimal landscape and buffer ordinance requirements.
2. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
3. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street, highway or freeway. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.
4. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
5. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

5. PUBLIC WORKS:

1. No comments on the CUP specifically. Comments have been provided by staff on the construction plans and final plat.
2. A pedestrian table is approved to be installed between lots 121 and 122 west of the community building.

6. UTILITIES/FIRE DEPARTMENT/BUILDING CODES:

Little Rock Water Reclamation: Sewer main extension required with easements if new sewer service is required for this project.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. There is an existing three phase, overhead power line on the east side of Geyer Springs Road at this location and another line on the south side of the property feeding a structure to the south. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comments received.

AT&T: No comments received.

Central Arkansas Water: No comments received.

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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave

of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Minimum gate width shall be 20 feet.
2. Gates shall be of swinging or sliding type.
3. Construction of gates shall be of material that allow manual operation by one person.
4. Gate components shall be maintained in an operable condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the keys to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the fire code official
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates, intended for automatic operation shall be designed, constructed and installed to comply with requirements of ASTM F 2200.

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 (Daniel Tull 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.

Building Codes: No comments received.

7. **TRANSPORTATION/PLANNING:**

County Planning: No comments.

Rock Region METRO: The Valley Springs Cottages development is not along a METRO route, but it is in a location that we consider ideal for future flex service.

This area also draws significant ridership to the lines along Baseline Rd.

There should be sidewalks on both sides of the street, not just one, leading from Geyer Springs to the end of the development.

Planning Division: No comments.

SUBDIVISION COMMITTEE COMMENT:

(OCTOBER 24, 2018)

Riley Shantz was present, representing the application. Staff presented the application, noting that some additional information was needed for the project. In response to questions from staff, Mr. Shantz noted that the proposed structure would be used as a leasing office for the development and a clubhouse for the residents. He also noted that the proposed building would be one (1) story (19 feet) in height. Parking for the site was briefly discussed. Mr. Shantz also noted that details on a proposed ground-mounted sign would be submitted to staff. The landscape requirements were also discussed. After the discussion, the Committee forwarded the application to the full Commission for resolution.

STAFF ANALYSIS:

The applicant is requesting approval of a conditional use permit to allow the construction of a community building/management office on a lot within the Valley Springs Cottages single family subdivision. The lot will be located along the south side of Stillman Drive which will extend from Geyer Springs Road to the west and tie into Stillman Drive to the south. The lot is currently undeveloped.

The applicant proposes to construct a 1,775 square foot building near the center of the lot. The proposed building will be one (1) story with a height of 19 feet. The purpose of the building is to have office space for a property manager and to serve as a community building/clubhouse for the tenants of the subdivision. A 24 foot wide paved driveway from Stillman Drive will serve as access to the building. Five (5) paved parking spaces will be located on the east side of the building. A small ground-mounted sign will be located near the northeast corner of the lot. The sign will have a height of six (6) feet and an area of approximately 18 square feet.

The applicant responded to issues raised at Subdivision Committee by providing additional information on the project to staff. The applicant provided sign details and information on building height to staff. The applicant noted at the Subdivision Committee meeting that in addition to the proposed parking lot, parking will be available at the individual tenant's homes and on-street parking will be allowed along Stillman Drive. To staff's knowledge, there are no outstanding issues associated with this application.

Staff believes the proposed management office/community building is an appropriate use for this lot within the Valley Springs Cottages Subdivision. Many subdivisions throughout the city have meeting and recreation spaces set aside within the subdivisions for the residents. Staff believes the proposed management office/community building will have no adverse impact on the subdivision or surrounding uses.

STAFF RECOMMENDATION:

Staff recommends approval of the requested CUP, subject to compliance with the following conditions:

1. Compliance with the comments and conditions outlined in Sections 4, 5 and 6 of the agenda staff report.
2. The management office/community building may be utilized by residents of the Valley Springs Cottages Subdivision only.

PLANNING COMMISSION ACTION:

(NOVEMBER 15, 2018)

Riley Shantz was present, representing the application. There was one (1) person present in opposition. Staff presented the application with a recommendation of approval. Mr. Shantz informed the Commission that he was present to respond to any concerns.

Leroy Glens addressed the Commission, noting that he needed more clarification on the project. He stated that his property backed up to the Valley Springs Cottages subdivision. He expressed concern with drainage in the area.

Mr. Shantz explained the management office/community building project. He noted that the drainage would be taken care off with the development of the overall subdivision and that drainage would not be a problem for surrounding properties. Vince Floriani, of Public Works, noted that the engineer for the project had provided an approved drainage plan to the City and explained the drainage situation.

There was a brief discussion related to notices sent to surrounding property owners and neighborhood associations. In response to a question from the Commission, Mr. Shantz noted that construction would begin after the final plat was approved.

There was a motion to approve the application as recommended by staff. The motion failed by a vote of 5 ayes, 1 nay and 5 absent. The application was denied.