

FILE NO.: Z-4768-D

NAME: Valley Oaks Court – Revised POD

LOCATION: North side of Mabelvale West Road at Angel Court

DEVELOPER:

Randy Jones
Mt. Carmel Development LLC
3505 Boone Road
Benton, AR 72015

OWNER/AUTHORIZED AGENT:

Mt. Carmel Development LLC (Owner)
Jonathan Hope (Agent)
Hope Engineering
117 South Market Street
Benton, AR 72019

SURVEYOR/ENGINEER:

Hope Engineering
117 South Market Street
Benton, AR 72019

AREA: 5.90 acres NUMBER OF LOTS: 9 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 15 CENSUS TRACT: 41.03

CURRENT ZONING: POD (Planned Office Development)

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On January 20, 2005 the 20.99-acre property was approved for rezoning from O-3 to (POD) Planned Office Development with a single-family residential development within the northern 15.09 acres and a six (6) lot 5.90 acre commercial development to the south

bordering Mabelvale West Road. The northern portion of the property is currently a forty-seven (47) lot single family residential development.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a revised Planned Office Development (POD) to allow the development of nine (9) lots on the southern 5.90 acres of property. The lots border Mabelvale West Road to the south and Angel Court to the east.

B. EXISTING CONDITIONS:

The property is zoned POD and contains an existing forty-seven (47) lot residential subdivision on the north section of the site with an existing paved street (Angel Court) connecting to Mabelvale West Road to the south. The south portion of the site is undeveloped and slopes slightly south towards Mabelvale West Road. The property contains an open area Tract "A" along the east border of the property located within the 100-year flood plain. The adjacent properties in the immediate area contain mostly residential zoned properties with C-3, O-2, and O-3 developments to the southwest and southeast.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 200-feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
2. Show access easement locations where Lots 1R & 2R are proposing access to the public streets. If a shared use access driveway is desired along Mabelvale Road, a right in and right out only driveway will only be supported by Department engineering staff for the future building permits for these future commercially zoned lots.
3. For commercially zoned Lots 1R and 2R, an accessible route from the public right of way to the proposed building entrances in accordance with 2012 Arkansas Fire Prevention Code Section 1104.1 will be required for the future building permits.
4. For commercially zoned Lots 1R and 2R, drainage study will be required to be submitted for review and approval for the future building permits.

5. For commercially zoned Lots 1R and 2R, all work within the public right of way will be required to be inspected by Department engineering staff.
6. For commercially zoned Lots 1R and 2R, a traffic impact study submitted to Department engineering staff for review and approval may be required for the future building permits. The traffic impact study (TIA) will be required to show the additional, projected traffic expected to be generated by the proposed development and include the following:
 - a. An evaluation of the existing traffic conditions in the vicinity of the proposed site.
 - b. An analysis of projected traffic volumes entering and exiting the proposed development at the nearby access drives and intersections used to serve the site.
 - c. Identify the effects of traffic operations for the existing traffic in combination with site-generated traffic associated with the proposed development.
 - d. Evaluate traffic operations for the study intersections and access drives that will serve the site and make recommendations for mitigative improvements which may be necessary and appropriate for safe and acceptable traffic operations 5. Assess the adequacy of the site to accommodate projected drive-thru traffic via queueing analysis.
7. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

CenterPoint Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water: NO OBJECTIONS: All Central Arkansas Water requirements in effect at the time of request for water service must be met.

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. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

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. **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.

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 Fire Marshal Derek N. Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: The site development must comply with the City's Landscape Ordinance (Chapter 15).

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: The request is in the Geyer Springs West Planning District. The Land Use Plan shows Office (O) for the requested area. 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 application is to revise an existing Planned Office Development (POD) from office and commercial lots to residential and commercial lots.

Surrounding the application area, the Land Use Plan shows Public/Institutional (PI) to the west. This area includes a church and a hospital. To the west and northerly is classified as Office (O). This area is largely forested with single family residences. North is a Residential Low Density (RL) subdivision of single family homes, Valley Oaks Court Addn. To the east is Park/Open Space (PK/OS) buffering an unnamed tributary to Fourche Creek. South and west across Mabelvale West Road is Public/Institutional (PI) with a middle school and post office. South and east across Mabelvale West Road is Mixed Use (MX) which is undeveloped forest.

Master Street Plan:

To the south is Mabelvale West Road, a Minor Arterial on Master Street Plan. West from the southwest corner is the proposed South Loop, a Principal Arterial. The area is transected from Mabelvale West Road to the north by Angel Ct. which is a Local Street.

Minor Arterial Roads are designed to provide the connections to and through an urban area. Right of way is 90 feet unless otherwise stated. There may be a requirement for more right of way for Mabelvale West. Since Mabelvale West is a Minor Arterial access should be limited.

Principal Arterials are designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Right of way of 110 feet is required unless otherwise stated.

Local Street: Roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. Right of way is 50' unless otherwise stated.

A Local public street which is abutted by non-residential or residential which is more intense than duplex or two-unit residential is a Commercial Street. These streets have the same design standard as a Collector. Right of way is 60' unless otherwise stated.

Bicycle Plan: There are no Bike Routes in the vicinity.

Historic Preservation Plan:

There are no historic districts in the area. There is one contributing structure located northeast of the site at 10112 Nash Ln.

H. ANALYSIS:

The applicant is requesting a revised Planned Office Development (POD) to allow the development of nine (9) lots on the southern 5.90 acres of the overall 20.99-acre site. The lots border Mabelvale West Road to the south and Angel Court to the east. The rezoning is to allow for a future development with commercial and residential uses.

The property is currently zoned POD and contains an existing forty-seven (47) lot residential sub-division on the north section of the site with an existing paved street (Angel Court) connecting to Mabelvale West Road to the south. The south portion of the site is undeveloped and slopes slightly south towards Mabelvale West Road. The property contains an open area Tract "A" along the east border of the property located within the 100-year flood plain. The adjacent properties in the immediate area contain mostly residential zoned properties to the east and west with C-3 and O-3 developments to the southeast and southwest.

The applicant is proposing to subdivide the site into nine (9) lots and one (1) open tract adjacent to Angel Court along the eastern border of the site. The site will be developed in a single phase with lot sizes averaging between 7,606 square feet and 10,741 square feet for residential uses and over 25,751 +/- square feet for commercial uses with 25-foot front and rear building setback lines.

The applicant proposes to subdivide the 5.90 acres as follows:

Lot 1R – 1.8 acres
Lot 2R – 0.59 acres

Lot 3R – 0.26 acres
Lot 4R – 0.25 acres
Lot 5R – 0.48 acres
Lot 6R – 0.41 acres
Lot 7R – 0.41 acres
Lot 8R – 0.52 acres
Lot 9R – 0.17 acres

The applicant proposes to develop lots 1R and 2R as (C-3) Commercial uses and lots 3R through 9R with (R-2) Residential uses.

All the lots within the proposed development will be developed as per the Zoning Standards as found in Chapter 36 of the City's Zoning Ordinance. These standards include minimum building setbacks from property lines, building heights (unless otherwise noted in this analysis), minimum buffers, minimum number of parking spaces, and signage. Additionally, all of the lot developments will comply with the minimum landscape requirements as found in Chapter 15, where applicable.

All new dumpsters must be screened as per Section 36-523(d) of the City's Zoning Ordinance.

All site lighting on lots 1R and 2R must be low level and directed away from adjacent properties.

No signage is currently proposed for the development. All proposed signage for the development must conform to Section 36-555 of the City's Zoning Ordinance. (Signs allowed in commercial zones).

The following items will be required to be submitted, reviewed, and approved at the time of building permit application for development of lots 1R and 2R:

1. Access easement locations where Lots 1R & 2R are proposing access to the public streets.
2. For Lots 1R and 2R, an accessible route from the public right of way to the proposed building entrances.
3. For Lots 1R and 2R, drainage study will be required to be submitted for review and approval for the future building permits.
4. For Lots 1R and 2R, a traffic impact study.
5. Storm drainage preliminary analysis showing drainage data for all watercourses entering and leaving the plat boundaries.
6. An analysis of all stormwater conveyance for the one-hundred-year storm event onto, within and leaving the property.

The applicant provided responses and additional information to all issues raised during the staff's review of the application. To the staff's knowledge, there are no additional outstanding issues.

Staff is supportive of the requested revised POD zoning. The applicants proposed use of the site is similar to the intensity of other uses in the area. Staff believes the proposed use will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested revised POD zoning, subject to compliance with the comments and conditionals outlined in paragraphs D, E ,and F, and the staff analysis, of the agenda and staff report.

PLANNING COMMISSION ACTION:

(DECEMBER 8, 2022)

The applicant was present. There were no persons present registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The vote was 7 ayes, 0 nays, 3 absent and 1 open position.