

FILE NO.: Z-9823

NAME: Cottages at Pinnacle Place Senior Living – PD-R

LOCATION: East end of Otter Creek South Road

DEVELOPER:

Newcap Development
2024 Arkansas Valley Drive
Little Rock, AR 72212

OWNER/AUTHORIZED AGENT:

Terry Burrus (Agent)
2024 Arkansas Valley Drive, Ste. F-8
Little Rock, AR 72211

SURVEYOR/ENGINEER:

Smith and Goodson, PLLC
7509 Cantrell Road, Ste. 227
Little Rock, AR 72207

AREA: 17.34 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 16 CENSUS TRACT: 41.03

CURRENT ZONING: I-2

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 17.34 acres from I-2 to PD-R to develop a nineteen (19) building, Senior Living community, with a mixture of one (1) and two (2) bedroom, cottages and townhomes. The development will take access from the east end of Otter Creek Road South.

B. EXISTING CONDITIONS:

The site is currently undeveloped and wooded. There is a mixture of zoning and uses surrounding the site.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 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. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
2. 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.
3. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.
4. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
5. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).

6. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
7. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.
8. Accessible parking stalls and aisles shall meet the accessibility requirements of the ICC A117.1-2017 and 2021 Arkansas Fire Prevention Code.
9. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.

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

Little Rock Water Reclamation Authority:

1. Submit the wastewater infrastructure plans to LRWRA for review and approval. A capacity contribution fee may be assessed.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. 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 2021 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 2021 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 2021 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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 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.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 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.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 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 2021 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.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 - Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.

G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the Otter Creek Planning District. The Land Use Plan shows Light Industrial (LI) for the requested area. The Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting. The application is to rezone from I-2 to PD-R.

Surrounding the application area on the north is an area of Public/Institutional (PI) with a public school and a post office. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. To the west and the south is a large area of Light Industrial (LI) with industrial warehouses and offices. To the east across South Loop Road, north of the Union Pacific Railroad is a wooded area of undeveloped Mixed Use (MX). This category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. To the east across South Loop Road, south of the Union Pacific Railroad is pasture and woodland in an area of undeveloped Mixed Commercial and Industrial (MCI). This category provides for a mixture of commercial and industrial uses to occur. Acceptable uses are commercial or mixed commercial and industrial. A Planned Zoning District is required if the use is mixed commercial and industrial.

Master Street Plan:

Otter Creek South is a local public street. A Local public street that is abutted by non-residential or residential use which is more intense than duplex or two-unit residential is a Commercial Street. Commercial streets have the same design standard as a Collector. Right-of-way is 60'. Sidewalks are required on both sides. South Loop Road is a Principal Arterial. A Principal Arterial functions to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Lower design standards are required for Principal Arterials compared to Expressways. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to six through lanes plus left and right turn lanes. Right-of-way of 110 feet is required but may vary due to topography, floodway or other constraints eliminating or reducing future adjacent development. These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

There are no existing or proposed bike routes adjacent to or through this land.

Historic Preservation Plan:

There are no historic structures or districts in the area.

H. ANALYSIS:

The applicant proposes to rezone 17.34 acres from I-2 to PD-R to develop a nineteen (19) building, Senior Living community, with a mixture of one (1) and two (2) bedroom, cottages and townhomes. The development will take access from the east end of Otter Creek South Road and be developed in one (1) phase.

The site is currently undeveloped and wooded. There is a mixture of zoning and uses surrounding the site.

The development will have a total of nineteen (19) multi-unit buildings with a mixture of one (1) and two (2) bedroom cottage designs (62 one-bedroom units and 60 two-bedroom units) and six (6) townhome design units (2 one-bedroom and 4 two bedroom). There will be a total of 128 units.

The applicant notes the unit mixture of 1-story and 2-story townhomes may fluctuate at final design.

The development will also include a Club House with meeting rooms, arts and crafts, senior gathering (i.e. potluck and fellowship) and game/movie night activities. Other amenities include dog parks, pavilion/garden areas, and an area for outdoor activities such as lawn bowling, horse shoes and pickle ball/badminton courts. Walking trails will also be provided. The development allows ample room for lot traffic circulation and maneuvering.

Most of the buildings will be set back over twenty-five (25) feet from all property lines. The two (2) buildings along the north property line will have setbacks of approximately twenty (20) feet from the north property line.

The applicant provided the maximum building heights as follows:

1. Clubhouse – 25'-0"
2. 1-story single bedroom units – 17'-0"
3. 1-story 2-bedroom units – 17'-0"
4. Townhome units – 25'-0"

The applicant is proposing a total of 203 parking spaces: 42 garage units and 161 parking spaces. Typically 192 spaces are required for 128 units. The onsite parking exceeds the requirements and may be adjusted during the final site plan. The site plan shows six (6) dedicated parking spaces as required by the ADA. The development allows ample space for tenant traffic and lot circulation throughout the site.

The site plan does not show any signage at this time. All signs must comply with Section 36-552 of the City's Zoning Ordinance (signs permitted in multi-family zones).

The site plan shows a dumpster area located in the southwest portion of the site between Otter Creek Road South and Building Type-C. The dumpster area must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The applicant notes all sight lighting will be low-level and directed away from adjacent properties.

Staff is supportive of the requested PD-R zoning. Staff views the request as reasonable. To staff's knowledge, there are no outstanding issues associated with this application. The applicant has done a good job in addressing issues raised by staff during the review of this application. The proposed development will represent a good transition-type use among the commercial, office and industrial uses in the general area. The applicant is requesting no variances with the PD-R zoning request.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-R zoning, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(SEPTEMBER 14, 2023)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval subject to compliance with the comments and conditions noted in paragraphs D, E and F, and the staff analysis of the agenda staff report. The item remained on the Consent Agenda for approval. There was a motion to approve the application and seconded. The vote was 9 ayes, 0 nays, 0 absent and 2 open positions.