

FILE NO.: Z-9405

NAME: Innovation Valley Short-form PD-R

LOCATION: Southwest of 13,815 and 13,823 Fern Valley Drive

DEVELOPER:

Innovation Valley, LLC
C/O Hopkins Caststeel, PLC
1000 West 2nd Street
Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

Innovation Valley, LLC/owner
Hopkins Caststeel/authorized agent

SURVEYOR/ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 2.72 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 6 PLANNING DISTRICT: 18 CENSUS TRACT: 42.07

CURRENT ZONING: PRD

ALLOWED USES: Residential

PROPOSED ZONING: PD-R

PROPOSED USE: Storage building for personal use of resident

VARIANCE/WAIVERS: None requested

BACKGROUND:

This lot and the other PRD zoned properties around it were included in the original Brodie Creek master-planned development. The only part of that original PRD that ever

developed were the homes at the entrance to the development near Bowman Road. As various developments have occurred, such as Woodland's Edge, the underlying portions of the PRD have been revoked. This lot, the lot containing the lake and the home one lot to the east are owned by this applicant.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant lives at 13725 Fern Valley Lane. His home is accessed from the cul-de-sac at the end of Fern Valley and is located adjacent to Wilson Lake. He owns the lot which contains the lake and this undeveloped lot which is located one lot to the west of his home site. Access to this undeveloped lot is from a tract located between 13815 and 13823 Fern Valley Lane. The applicant desires to construct a climate controlled storage building on this lot for his personal storage use. Although the applicant's three properties are adjoining, the proposed storage building is to be located on a lot by itself. A driveway will be extended from the street to this lot. A decorative brick and steel gate will control access to the lot. Since the zoning of the property is still PRD and the storage building is not on the same lot as the applicant's home, this PD-R application is necessary.

B. EXISTING CONDITIONS:

The lot is vacant and mostly cleared. Single family homes are located to the north. The lake and undeveloped properties are located to the south and west. Large home tracts, including the applicant's, are located to the east along the north side of the lake.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Woodlands Edge Neighborhood association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. The proposed finished floor elevation of the new structure should be at least 382 ft. MSEL.

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

Little Rock Water Reclamation Authority:

Sewer main extension required with easements if new sewer service is required for this project.

Entergy:

Entergy does not object to this proposal. There is an existing underground power line feeding both houses from the front property line. There do not appear

to be any conflicts with existing electrical utilities in the rear of these locations. Contact Entergy in advance to discuss electrical service requirements, or adjustments/extension of facilities (if any) as this project proceeds.

Centerpoint Energy: No comments received.

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: No Comments.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.gov or
Steve Crain at 501-371-4875; scrain@littlerock.gov

Landscape: No Comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

This request is located in Ellis Mountain District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 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 6 units per acre. The applicant has applied for a rezoning from PRD (Planned Residential District) to PD-R (Planned Development Residential) to build a personal storage accessory building on a separate vacant lot.

Master Street Plan: North of the property is Fern Valley Lane and it is shown as 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.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Revised plat/plan: Submit responses to staff issues and four (4) copies of a revised preliminary plat/plan (to include the additional information as noted above) to staff on or before April 10, 2019. If you have any questions please contact Dana Carney, dcarney@littlerock.gov or 501.371.6817 or Jamie Collins, gcollins@littlerock.gov or 501.371.6818.

H. SUBDIVISION COMMITTEE COMMENT: (April 3, 2019)

The applicant was present. Staff presented the item and noted there were no issues in need of addressing. Public Works comment was noted. Comments from the other departments and reviewing agencies were noted. The committee determined there were no outstanding issues and forwarded the item to the full commission.

I. ANALYSIS:

The applicant is requesting approval of PD-R zoning for this 2.72 acre lot to allow for construction of a 40' x 50' climate controlled metal building for personal storage. The applicant's home is located on a property one lot removed from this lot. The two lots are actually connected by a third lot (the lake lot) also owned by this applicant. The proposed building will have an eave height of 16 feet. Two garage access doors will be located on one side wall. Access to the site will be via a private driveway off of Fern Valley Lane. A decorative gate will be placed across the driveway to control access to the site. The building will be located approximately 80 feet from the rear property line of the nearest home on Fern Valley Lane. A row of evergreen trees has been planted along the property line where this lot is adjacent to the lots on Fern Valley Lane which will provide some screening of the building.

To preclude any potential misunderstanding about the use of the building, staff believes use of the building should be limited to the personal use of this applicant or the occupant of any single family residence which may be built on this lot in the future.

J. STAFF RECOMMENDATION:

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

Staff recommends that use of the building be limited to the personal use of this applicant or the occupant of any single family residence which may be built on this lot in the future.

PLANNING COMMISSION ACTION:

(APRIL 25, 2019)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 noes and 1 absent.