

**BACKGROUND
CONTINUED**

The applicant proposes to construct the 219 units in four (4) phases as follows:

Phase 1: Fifty-two (52) units and clubhouse facilities and associated parking area.

Phase 2: Sixty-six (66) units.

Phase 3: Fifty-seven (57) units.

Phase 4: Forty-four (44) units.

The proposed residential units will consist of one (1)-story and two (2)-story structures and will range in size from 1,600 to 2,000 square-feet. There will be several sizes of structures: one (1)-story duplex; one (1)-story triplex; one (1)-story Quadplex; and two (2)-story duplex structures. The building heights will not exceed thirty-five (35) feet.

The applicant provided the following description of the proposed structures:

The exterior of the buildings will painted brick, natural stone, hardie board, and plaster. The roofs will be architectural shingles and the windows, facia and soffit will be vinyl.

The applicant provided the following additional information:

The development includes a 16,500 square-foot club house, swimming pool, hot tub, fitness center, putting green, fire pits, several gazebo's, a mile of sidewalks and alternative pedestrian paths.

The site will be accessed via a driveway with a median from Rahling Road, across commonly owned property. The driveway will be gated, with a guard house, and there will be ample area for turnaround prior to reaching the gated portion of the driveway.

The applicant is proposing two (2) monument-type signs at the entry drive from Rahling Road. The maximum height of the signs will be six (6) feet, with maximum areas of thirty-two (32) square-feet. The signs must be located at least five (5) feet back from any property line.

**BACKGROUND
CONTINUED**

The proposed project will include a six (6)-foot high perimeter fence around the entire site. The fence will be wrought iron construction with rock columns. In addition, there will be six (6)-foot high wood fences behind the individual residential units.

The applicant notes that the project will comply with the City's minimum Landscape and Buffer Ordinance requirements. All site lighting must be low-level and directed away from adjacent properties.

City of Little Rock trash collection will be utilized for this project. The applicant has indicated that a waiver of damage claims form for operations on private property will be signed.

The applicant notes that they are working with the U.S. Postal Service (USPS) on the proposed cluster mailbox locations within the gated project. The applicant notes that the cluster mailbox units will be constructed in conformance with USPS and City of Little Rock Design Standards and will be ADA accessible.

The applicant is requesting three (3) variances with the proposed application. The first variance is a request to utilize pedestrian paths in combination with sidewalks throughout the site. Staff supports this variance, subject to all pedestrian paths being paved and ADA accessible, with paved access to the paths.

The second variance is from Section 29-190 of the Code. The Section allows slopes within developments steeper than 3:1 with required terracing. The applicant is requesting to have slopes within certain areas of the site which will exceed 3:1 and have no terracing (along Kanis Road). Staff supports the requested variance, subject to a "slope stability analysis" for all property slopes exceeding 3:1, prior to the issuance of a grading permit for the project.

The last variance is to allow grading of the entire site with Phase I grading. Staff supports this advance grading request based on the varying degrees of slope throughout the site, to balance cut and fill quantities.

**BACKGROUND
CONTINUED**

The Planning Commission reviewed this request at their June 24, 2021, meeting and there were no objectors present. All owners of property located within 200 feet of the site, as well as Neighborhood Associations registered with the City of Little Rock, were notified of the public hearing, and there have been no comments received. Please see the attached Planning Commission minute record for the complete staff analysis.

At the public hearing, staff noted that all of the outstanding issues had been resolved as follows: At time of writing the agenda staff report, staff recommended denial of the application due to several Civil Engineering items outstanding and not sufficiently addressed. Since the writing, those insufficiencies have been addressed and no outstanding items remain.

The Little Rock Fire Marshal has approved a concrete or asphalt secondary emergency access from Kanis Road to the site with up to an 11% running slope. The slope transition from Kanis Road to the emergency access must be constructed to prevent dragging by emergency vehicles.

The applicant has agreed that no portions of the retaining walls will extend beyond the property and a geotechnical report, prepared by a licensed Geotech Engineer, will be provided for all slopes that exceed 3:1. Vertical cut terraces will not exceed ten (10) feet in height.

The applicant has agreed that on-site stormwater detention will be provided under the clubhouse parking lot to detain stormwater in conformance with the City of Little Rock Stormwater Drainage and Management Manual.

A written letter in support has been provided by Central Arkansas Water for excavation and construction to occur within the Central Arkansas Water Lake Winona raw water line easement following approval of submitted plans.

The applicant has provided a sketch grading and drainage plan showing the delineation of stormwater runoff from the site improvements to be installed to drain stormwater around the rear and within the existing culvert in front of the Neil Gordon Property to the creek to the east.

**BACKGROUND
CONTINUED**

Finally, the applicant has agreed to make Kanis Road improvements to the Master Street Plan standards adjacent to the subject property at the time of construction of Phases 2 and 3 of the development.”

Staff provided the following revised recommendation: Staff recommends approval of the requested PRD 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 and the resolution of the outstanding issues as presented.