

FILE NO.: Z-9261-A

NAME: Copper Run Subdivision Revised Long-form PD-R

LOCATION: Located at 16901 Pride Valley Road

DEVELOPER:

Layman Lane LLC
P.O. Box 242146
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

Layman Lane LLC, Owner
White-Daters and Associates, Agent

SURVEYOR/ENGINEER:

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

AREA: 56.22-acres NUMBER OF LOTS: 175 FT. NEW STREET: 6,655 LF

WARD: 5 PLANNING DISTRICT: 18 – Ellis Mountain CENSUS TRACT: 42.07

CURRENT ZONING: PD-R and R-2, Single-family

ALLOWED USES: Single-family residential (139 lots)

PROPOSED ZONING: Revised PD-R

PROPOSED USE: Single-family residential (175 lots)

VARIANCE/WAIVERS: A variance from the City's Land Alteration Ordinance to allow grading of future phases with the development of the first phase.

BACKGROUND:

Ordinance No. 21,501 adopted by the Little Rock Board of Directors on November 7, 2017, rezoned this site from R-2, Single-family District to PD-R, Planned Development Residential District. The project contained approximately 43.93 acres and was proposed with 139 single-family residential lots. The applicant proposed to develop the site with a

patio home residential neighborhood. The development was proposed with a mixture of 50-foot and 60-foot wide lots. The homes were proposed with brick, stone, stucco and/or hardi-board exteriors with architectural shingled roofs.

The developer was to dedicate the right of way and construct ½ street improvements to Pride Valley Road. The following additional conditions were placed on the proposed development: the developer was to provide the right of way dedication for the future arterial located near Tele Road, this did not include construction or a payment in-lieu for the street construction; the developer would provide a minimum pavement width of 20-feet on Layman Lane from Pride Valley Road to the boundary of the future right of way abandonment of Layman Lane to serve as secondary access for this development, this did not include the placement of curb and gutter or sidewalk; the developer was to work with staff to provide an adequate turn-around for the secondary access; the right of way for Layman Lane was to be abandoned with the Phase 2 portion of the proposed PD-R, Planned Development Residential plat; traffic calming devices were to be installed along Willow Point Drive as warranted.

The approval included a variance from the City's Land Alteration Ordinance. The approval allowed with the first phase of construction the entire site would be graded to make the earthwork balance and prevent the hauling of material over local streets. Grading activities on the site are currently underway.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to revise the previously approved PD-R, Planned Development Residential District, to expand the land area and increase the number of proposed lots. The project contains 56.22-acres and is proposed with 175 residential lots. The northern portion of the property was recently used as a manufactured home park. The units have all been removed. The rear of the property is undeveloped. The applicant is proposing to develop the property into a patio home single-family residential neighborhood. The development is proposed with 50-foot wide lots. The homes are proposed as brick, stone, stucco and/or hardi-board exteriors with architectural shingled roofs.

The developer will dedicate the right of way and construct ½ of the Master Street Plan requirements to Pride Valley Road. Along this frontage, in a tract adjacent to the right of way the applicant is proposing to construct an eight (8) foot tall brick wall with ten (10) foot columns. The developer will provide the right of way dedication for the future arterial located near Tele Road. This does not include the construction of the future arterial or the payment in-lieu of the street construction. The developer will also provide a 20-foot paved access on Layman Lane from Pride Valley Road to the boundary of the right of way abandonment for Layman Lane to serve as secondary access for the development. This improvement does not include the placement of curb, gutter or sidewalk.

Along the eastern property line, years ago, Layman Lane was platted as a 30-foot wide right of way. The developer is requesting the southern 3,190 linear feet of the right of way be abandoned with this application. The area will be retained as an easement.

B. EXISTING CONDITIONS:

A manufactured home park was located along Pride Valley Road but all the units have been removed. This area of Pride Valley Road is rural in nature with homes located on large lots and acreage. North of the site is a single-family subdivision with homes located on 5-acre parcels. To the northeast of the site is an office development, Southwest Power Pool and a large amount of undeveloped O-2, Office and Institutional District zoned property.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Kanis Creek Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Pride Valley Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30-feet from centerline will be required.
2. Tele Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55-feet from centerline will be required. The proposal only dedicates to 45-feet from centerline.
3. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Pride Valley Road with 5-foot sidewalk with the planned development. The new back of curb should be placed 18-feet from centerline.
4. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction. A variance is being requested to advance grade the lots with construction of the streets and advance grade future phases with Phase 1. A grading permit has been issued for Phase 1.
5. Stormwater detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owners association.
6. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.

7. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering, Greg Simmons, gsimmons@littlerock.gov or 501.379.1813 for more information.
8. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards. The proposed brick wall cannot obstruct the sight distance.
9. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
10. All public drainage easements must be unobstructed and access provided to the public right-of-way by constructed infrastructure and/or documented on the final plat.
11. Street names and street naming conventions must be approved by Public Works. Contact Glenn Haley, ghaley@littlerock.gov or 501.371.4537. Copper Loop should be revised to Circle. The south portion of Copper Loop should be revised to Court or Cove. Willow Pointe Way should connect with Willow Pointe Drive to share the same name.
12. Are pedestrian trails proposed within Tract G, H, and I?
13. What is the proposed horizontal radius of Quartz Cove? The minimum horizontal radius at centerline is 75 feet.
14. Traffic calming devices are required for long straight streets to discourage speeding. Devices should be installed in multiple locations on Copper Loop. Contact Travis Herbner, therbner@littlerock.gov or 501.379.1805 for additional information.
15. The drive through lane on the east side of the mail kiosk should be removed. Vehicles can park along the street curb.
16. Per the Master Street Plan, the sidewalk should be constructed to the cul de sac on Copper Loop. Per the Master Street Plan, a minor residential street is a cul de sac street not exceeding 40 lots or a loop street not exceeding 80 lots, and in no case generating more than 400 vehicles trips per day with the assumption of ten (10) vehicles per day per lot.
17. Per the Master Street Plan, the sidewalk should be constructed along Willow Pointe Way and Short Leaf Lane. Per the Master Street Plan, a minor residential street is a cul de sac street not exceeding 40 lots or a loop street not exceeding 80 lots, and in no case generating more than 400 vehicles trips per day with the assumption of ten (10) vehicles per day per lot. These streets are believed to be through streets and not cul de sacs and loop streets.
18. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).

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. Capacity fee review required. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There are a few single phase, overhead power lines on the north and northwest parts of the property which may conflict with the proposed development. Adjustments or removal of these lines may be required before proceeding with construction. Contact Entergy in advance to discuss electrical service requirements, line extensions and adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. A water main extension is required to provide water service to this property.
3. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
4. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
5. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).
6. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.

Fire Department:

1. Full Plan Review – Maintain Access
2. 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.

3. 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.
4. 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.
5. Dead Ends. Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 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.
6. 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 replaces 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.

7. 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.
 1. Exceptions: 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.
8. 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 (Jason Lowder 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.

Parks and Recreation: No comment received.

County Planning: No comment.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comment.

Landscape: No comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: The site is not located on a dedicated Rock Region Metro Route.

Planning Division: This request is located in Ellis Mountain Planning District. The Land Use Plan shows Residential Low (RL) for this property. The Residential Low Density (RL) category provides for single family homes at densities not to exceed six (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 six (6) units per acre. The applicant has applied for a rezoning from R-2, Single-family District and PD-R (Planned Development Residential) to add additional land area and increase the number of lots for future development of single-family lots.

Master Street Plan: The north of the property is Pride Valley Road and it is shown as a Collector on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. A Collector design standard is used for Commercial Streets. Along the western boundary is the West Loop which is indicated on the Master Street Plan as a Principal Arterial. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class I Bike Path shown along the West Loop. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way and/or easements are recommended. Nine-foot (9') paths are recommended to allow for pedestrian use as well as bicycles, replacing the sidewalk.

H. SUBDIVISION COMMITTEE COMMENT: (July 18, 2018)

Mr. Joe White of White-Daters and Associates was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff stated additional information was necessary for the right of way abandonment request. Staff questioned the purpose of the tracts indicated behind the interior lots.

Public Works comments were addressed. Staff stated right of way dedication to 30-feet from centerline was required along Pride Valley Road. Staff stated Tele Road was classified on the Master Street Plan as a principal arterial and a dedication of 55-feet from centerline was required to meet the Master Street Plan requirements. Staff stated a grading permit was required prior to any grading activities on the site. Staff stated the City's Stormwater Detention Ordinance would apply to the future development of the site.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicant submitted a revised site plan/plat plan to staff addressing most of the technical issues associated with the request raised at the July 18, 2018, Subdivision Committee meeting. The applicant has indicated a subdivision identification sign, the allowance of accessory structures and the proposed placement of fencing within the subdivisions.

The project contains approximately 56.21-acres, 175 single-family residential lots and is located at 16901 Pride Valley Road. Site grading is underway per the previously approved advanced grading request. The applicant is proposing to develop the site with a patio home residential neighborhood.

The developer is proposing to construct the Boundary Street Improvements per the Master Street Plan for the frontage along Pride Valley Road in conjunction with the development of the subdivision. The development is proposed in five (5) phases.

The development is proposed with 50-foot wide lots. The development is proposed with a front yard and rear yard setbacks of 20-feet and side yard setbacks of 5-feet. The homes are proposed with a maximum building height of 35-feet. The homes are proposed containing 1,500 to 2,500 square feet. The homes are proposed with brick, stone, stucco and or hardi-board exteriors and architectural shingled roofs. Vinyl may be used for the soffit and/or fascia.

The applicant has indicated fences will be allowed as per the R-2, Single-family Zoning District. Fences are proposed along the rear and side yard lot lines between the required building setback line and the street right of way of six (6) feet in height. Accessory structures will be allowed per the R-2, Single-family Zoning District to include setbacks as allowed within the Single-family Zoning District. The buildable areas indicated on the proposed plat/plan are not reflective of the placement of accessory structures.

The applicant is proposing to place a fence along the frontage, in a tract adjacent to the right of way, constructed as an eight (8) foot tall brick wall with ten (10) foot columns. The applicant notes a subdivision identification sign will be placed on the brick wall. The subdivision name is proposed on each wall (both sides of the street) entering the subdivision. The sign area for each of the signs will not exceed 32 square feet.

With the development of the subdivision 6,655 linear feet of new public streets will be added. The streets are proposed within a 50-foot right of way with 27-feet of pavement. Short Leaf Lane and Copper Circle are proposed with a 45-foot right of way and 27-feet of pavement. Sidewalks will be placed on one side of each of the street. Sidewalks are indicated on Copper Loop to the intersection with Copper Loop. The remaining area of Copper Loop, which terminates in a cul de sac does not include the placement of sidewalks.

The applicant is requesting the abandonment of a portion of Layman Lane with this request. The applicant is seeking abandonment of the southern 3,190 linear feet of the 30-foot right of way for Layman Lane along the properties eastern boundary. The applicant has secured approval from the various utility companies and Public Works. The area will be retained as an utility easement. With the abandonment 15-feet will revert to the abutting property owners on each side of the existing right of way.

Staff is supportive of the applicant's request. The applicant is seeking a revision to the previously approved PD-R, Planned Development Residential, to allow the development of a single-family subdivision with lot widths and lot areas less than the typical lot width and area allowed within the R-2, Single-family Zoning District.

The applicant has included additional land area and additional lots for the proposed subdivision. The lots are proposed with a lot width of 50-feet and an average lot area of 5,750 square feet. The lots are similar in size to lots currently being developed just to the east of this site also along Pride Valley Road. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the subdivision as proposed is appropriate.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends approval of the right of way abandonment request for Layman Lane subject to the area being retained as an easement.

PLANNING COMMISSION ACTION:

(AUGUST 9, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation of approval of the right of way abandonment request for Layman Lane subject to the area being retained as an easement. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.