

January 8, 2026

ITEM NO.:3

FILE NO.: S-2006

NAME: Eagle Place – Preliminary Plat

LOCATION: 13700 Alexander Road

DEVELOPER:

Jose Perez
JP Custom Homes
6812 Hilo Avenue
Benton, AR 72019

OWNER/AUTHORIZED AGENT:

Pepe Properties, LLC (Owner)

Hope Consulting, Inc. (Agent)

SURVEYOR/ENGINEER:

Hope Consulting, Inc.
129 N. Main Street
Benton, AR 72015

AREA: 28.84 acres

NUMBER OF LOTS: 90

FT. NEW STREET: 4,022 LF

WARD: 7

CURRENT ZONING:R-2

VARIANCE/WAIVERS:

1. Variance to allow increased lot width-to-depth ratio.
 2. Variance for reduced lot width for corner lots.
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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide 28.84 acres into 90 lots for single family residential development. The subdivision will contain 4,022 linear feet of new streets.

B. EXISTING CONDITIONS:

The property is undeveloped and wooded.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property abutting the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING):

1. Driveways shall meet all City Standard Details and City Code Sec. 30-43. Noncompliance will be rejected unless a variance is given by the Board of Directors per code.
2. Road section does not match the accepted cross section please revise.
3. Boundary street improvements are required per master street plan for Alexander Rd. Boundary street improvements shall include, but are not limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.
4. 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.
5. 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.
6. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.

7. 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.
8. 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.
9. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, culverts, 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.
10. 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.
11. Provide ADA accessible route from the public right of way to the proposed development and internally for pedestrian travel. Show sidewalk.
12. A maintenance bond for 50% of total construction costs for all completed public street and drainage improvements within City right of way and as-built storm drainage infrastructure plans shall be provided to the Department of Planning and Development before the issuance of a final certificate of occupancy.
13. 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.

14. 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).
15. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement. Exception to this requirement is described in City Code 29-100: "If an existing site with an existing coefficient of runoff of 1.0 (totally impervious) is developed, no on-site detention or in-lieu fee for detention is required. Also, if an existing site is developed whereby the coefficient of runoff is reduced to a lesser value, no on-site detention or in-lieu fee is required."
16. Per City Rev. Code 31-403 the Department requires street lighting plans to be submitted to the Department for review and approval before filing and recording of the final plat for the subdivision. The street lighting plans required shall include conduit and pull/junction box locations, street luminaire locations and mounting heights, wire sizes, current photometric data for the proposed fixtures, and subdivision street photometrics using the proposed fixtures that meet AASHTO Roadway Lighting Design Guide standards.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Alexander Rd is classified on the Master Street Plan as a minor arterial street. A dedication of right-of-way 45 feet from centerline will be required.
2. With site development, provide design of Alexander Rd conforming to the Master Street Plan. Construct one-half street improvement to Alexander Rd including 5-foot sidewalks with planned development. The new back of curb should be placed 29.5 from the existing striped centerline. The widened lane should be striped for a deceleration/acceleration lane for right turns.
3. The proposed residential streets should be constructed to a width of at least 26 ft from back of curb to back of curb for compliance with the International Fire Prevention Code at fire hydrant locations.
4. Sidewalks with appropriate handicap ramps are required in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan for all loop streets with a maximum 80 lots, cul de sacs with a maximum 40, or streets exceeding 400 vehicle trips per day.

5. The proposed curb in the street section does not conform with City of Little Rock standard details. Curb and gutter should be constructed per Detail PW-29.
6. City streets should be constructed with a 2% cross slope per Detail PW-22;
7. City streets should be constructed with a 7 inch base course compacted with a 100% modified proctor per Detail PW-22;
8. Plans of all work in right-of-way shall be submitted for approval prior to start of work. Obtain barricade permit prior to doing any work in the right-of-way from Traffic Engineering at (501) 379-1813.
9. A grading permit in accordance with section 29-186 (c) & (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.
10. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or local property owners' association and detailed in the bill of assurance.
11. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
12. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
13. Street lights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Street lights must be installed prior to platting/certificate of occupancy. Contact Traffic Engr 379-1813 for more info.
14. Show on plan the proposed street curb radius dimensions;
15. Street names and street naming conventions must be approved by Public Works. Contact Tom Hopkins at (501) 371-4537. Natchez Lane street name should continue north into the proposed subdivision.
16. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
17. Traffic calming devices are required for long straight streets to discourage speeding. The proposed sidewalk should cross the northwest street near lot 23 to

create a speed table. Contact Nat Banihatti, Traffic Engr. at 379-1818 for additional info.

18. 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.
19. All public drainage easements must contain drainage infrastructure approved by the City of Little Rock Public Works Department.
20. 100 year overflow swales must be constructed and placed within public drainage easements.
21. Show proposed location(s) of USPS cluster box units in conformance with USPS and City of Little Rock policy design standards.
22. Per Sec. 31-89(5), a storm drainage analysis showing drainage data should be provided for all watercourses entering and leaving the plat boundaries. The storm drainage analysis shall show in sufficient detail the proposed system's capability of accommodating storm events as required by Chap 29. and the Stormwater Management and Drainage Manual.
23. Per the International Fire Code, Sec. D107, developments of 1 or 2 family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access road and shall meet the requirements of Sec. D104.3. The proposed street to the south should be constructed within the existing platted right-of-way to the existing paved fire apparatus access road (Natchez Lane).
24. What is lot #3 near lot #86?
25. At lot 84 and 87 the curbs should bulb out and extend further south and north with a WP16-5P sign with directional arrow to provide southbound vehicle traffic notice of the 90 degree curve. A STOP sign should be installed for vehicle exiting the cul de sac.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Please submit plans for water facilities 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. Approval of plans by Central Arkansas Water, the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.

If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office, prior to acceptance.

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.

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 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.

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.

Contact Chief Davbram Flowers at (501) 918-3780, Capt. Tony Rhodes at (501) 918-3757, Fire Marshal Derek N Ingram (501) 918-3756, or Fire Marshal Evan Johnson (501) 765-1646.

Parks and Recreation: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in District 16, the Otter Creek Planning District. The development principles of the district include ensuring that roads are improved in a manner that are supportive of all modes of transportation and the preservation of natural sound barriers, open spaces and wetlands, and significant environmental features and systems. The Land Use Plan shows Residential Low Density (RL) use for the requested area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. The application is for a Preliminary Plat for a single-family subdivision.

The northwest boundary of the application area meets the Union Pacific Railroad right-of-way. South and east of the application is designated for Residential Low density uses and is characterized by single-family homes in developed subdivisions.

This site is not located in an Overlay District.

Master Street Plan:

Alexander Rd. is a Minor Arterial on the Master Street Plan. Minor Arterials are high volume roads designed to provide the connections to and through an urban area. Curb cuts should be minimized to allow for continuous traffic flow while still allowing some access to adjoining property. Deceleration Lanes are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Alexander Rd. is on the Master Bike Plan as a Proposed Class II Bike Lane. Class II Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant proposes to subdivide 28.84 acres located at 13700 Alexander Road into 90 lots for single-family residential development. The property is currently undeveloped and wooded, with varying degrees of slope. A railroad right-of-way is located along the northwest boundary of the overall property.

The proposed subdivision will contain approximately 4,022 linear feet of new streets. The streets will be 26 feet wide, constructed within a 50-foot-wide right-of-way. There will be a five (5) foot wide sidewalk on one (1) side of all the streets. There will also be two (2) short cul-de-sacs within the development.

The main entrance to the subdivision will be from Alexander Road. Natchez Lane/

Charleston Lane right-of-way dead ends to this property, near the southwest corner of the overall property. The applicant is proposing a secondary access into the subdivision from this right-of-way.

A mailbox cluster unit will be located between lots 18 and 19. The mailbox unit will be located along a sidewalk, with a raised pedestrian crosswalk in front of lot 64, connecting the areas of sidewalk.

All of the proposed lots comply with R-2 ordinance standards for minimum lot width, lot depth and lot area, with the exception of a few of the corner lots. The applicant is requesting two (2) variances with the proposed subdivision. Section 31-232 (b) of the City's Subdivision Ordinance requires that a residential lot be no more than three (3) times deep as it is wide. A minor variance from this requirement is requested for Lots 33, 34, 37, 53, 56, 57, 86 and 87.

Section 31-232(e) requires that corner lots in residential subdivisions be a minimum of 75 feet wide. A minor variance from this requirement is requested for Lots 12, 39 and 52. Staff supports the requested variances.

The applicant has been working with the Engineering Divisions to resolve issues with the proposed subdivision plat. To Staff's knowledge, there are no outstanding issues. Any outstanding engineering issues must be resolved prior to a grading permit being issued for infrastructure contraction. Staff supports the requested preliminary plat.

STAFF RECOMMENDATION:

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