

August 14, 2025

ITEM NO.: 4

FILE NO.: S-1261-M

NAME: Kenwood Estates – Phase 6 – Revised Preliminary Plat

LOCATION: East end of Kenwood Boulevard

DEVELOPER:

Gosen, LLC
11401 Financial Centre Pkwy, #101
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Kenwood Land Development, Inc. (Owner)

Holloway Engineering (Agent)

ENGINEER/SURVEYOR:

Holloway Engineering
200 Casey Drive
Maumelle, AR 72113

AREA: 21.87 acres NUMBER OF LOTS: 104 FT. NEW STREET: 3,050 LF

WARD: 7 PLANNING DISTRICT: 12 CENSUS TRACT: 24.05

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

1. Variance to allow reduced building setbacks.
2. Variance to allow reduced lot area

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide 21.87 acres into 104 lots for single family residential development. The proposed subdivision will represent Phase 6 of the Kenwood Estates Subdivision.

B. EXISTING CONDITIONS:

The area of Phase 6 is currently 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. Secondary access must be shown, reviewed and approved. Exceeds number of homes with single access.
2. Drives may not exceed 40% of the lot width.
3. Road should be at 2% not 3%.
4. Preliminary plat shall show drainage flows.
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. Arkansas Fire Prevention Code 2021 Volume 3 Residential Chapter 4 Foundations Section R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152mm) within the first 10 feet (3048mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152mm) of fall within 10 feet (3048mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048mm) of the building foundation shall be sloped a minimum of 2 percent away

from the building.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Maintenance should be performed to the existing stormwater detention facility to confirm sufficient structural controls are in place and functioning as required by City code, trees and brush removed, no standing water, and sufficient storage volume is provided.
2. Stormwater infrastructure including ditching, pipes, and inlets located within drainage easement but not accessible due to fencing and other obstructions will not be maintained by the City of Little Rock Public Works.

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

Little Rock Water Reclamation Authority: Please submit plans for sewer main extension to serve northern lots.

Entergy: No comments received.

Summit Utilities: 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. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. Provide a 15' utility easement centered on planned water line along Congressional Drive.

Fire Department:

Must Comply with Arkansas Fire Prevention Code 2021 edition

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 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.

County Planning: No Comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

As per 2021 Arkansas Fire Prevention Code Volume III R302.1(1) Single Family Dwellings have the following requirements when dealing with Dwellings that are closer than 7' from the property line:

If the soffit assembly extends inside of 5' from the property line, it must be constructed with fire treated materials. 5/8" Type "X" Drywall, stucco, fire treated

plywood or some other fire treated material on underside of the soffit, fire treated fascia, elimination of soffit vents and gable vents and crawl space vents on the affected portion of the wall. Note: Vents must be relocated to ensure proper venting of the attic space. Exceptions to this are to fire block this section of the exterior wall from the top plate to the underside of the roof decking and to fire caulk the blocking at all joints.

Access must be clarified. When there are 30 homes on any road there must be two access points or those homes must have fire sprinkler installed or the fire code official, fire chief must give written permission for the plan.

Provide previous Z File Zoning and comments previously made by LR Fire.

Landscape: No Comments

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

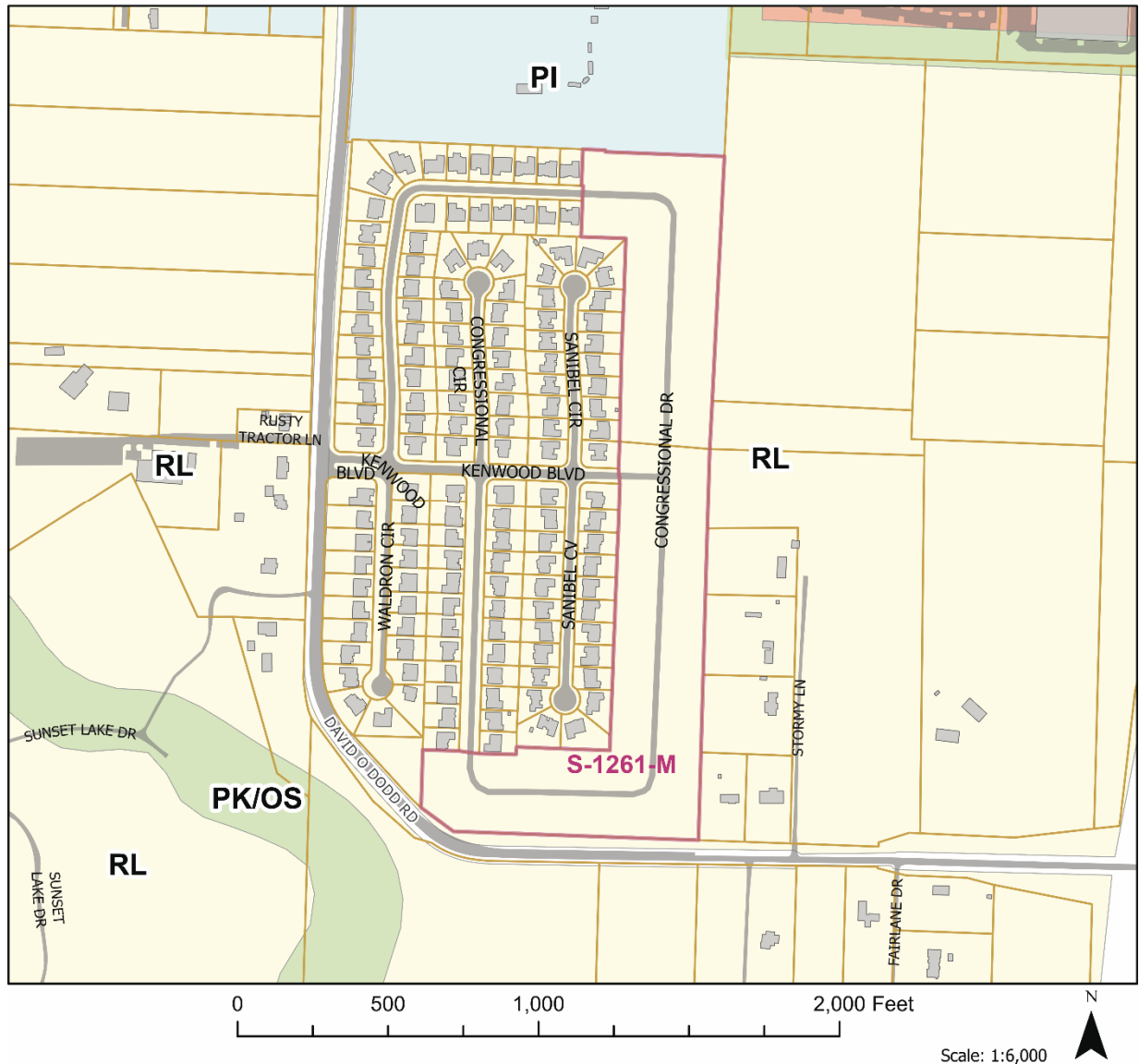
Land Use Plan:

The request is in the 65th Street West Planning District, District 12. The development principles of the district include: retaining and encouraging residential uses in the area; improving substandard streets, drainage facilities, and pedestrian facilities; designing streets for safe traffic flow; and providing streetlights and traffic lights. The Land Use Plan shows Residential Low Density (RL) for the requested area. The Residential Low Density (RL) use 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.

The area west of the application is designated Residential Low (RL) density use and is characterized by single-family homes. The area north of the application is J.A. Fair High School and is designated for Public/Institutional uses. The area to the south and east of the application area is designated Residential Low (RL) density use and is characterized by several single-family homes on large lots and wooded areas.

This site is not located in an Overlay District.

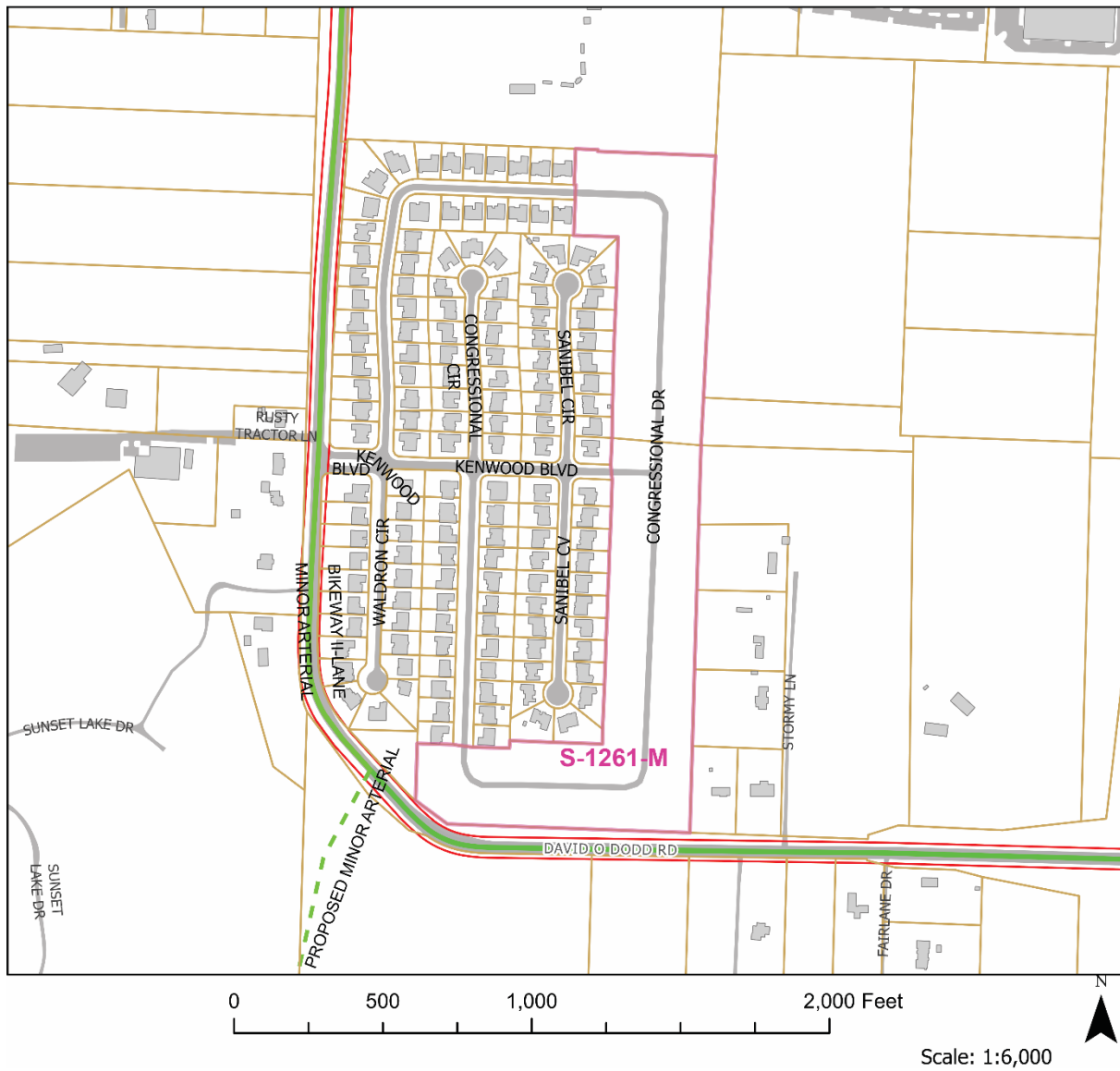
Future Land Use Plan for S-1261-M



Master Street Plan:

Congressional Drive is a Local street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Master Street Plan for S-1261-M



Bicycle Plan:

Congressional Drive is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

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

H. ANALYSIS:

The applicant proposes to subdivide 21.87 acres into 104 lots for single family residential development. The proposed subdivision represents Phase 6 of the Kenwood Estates Subdivision. This will be the final phase of the Kenwood Estates Subdivision. A preliminary plat was previously approved for this area as part of the overall Kenwood Estates preliminary plat. The revised preliminary plat is being requested as the total number of lots within this phase is greater than what was approved with the original preliminary plat. The area of Phase 6 is currently undeveloped and wooded.

All of Phase 6 will be final platted at the same time and include 104 single family lots. Phase 6 will include 4.281 acres of green space area, or 19.5 percent of the overall site. There will be 3,050 linear feet of new streets. There will be a 20-foot-wide secondary emergency access drive from David O. Dodd Road between lots 50 and 51, along the south perimeter of the phase. The emergency access drive will be constructed of compacted crushed aggregate and able to carry fire department vehicles.

The applicant is requesting four (4) variances with the proposed plat. Sections 36-254 (d)(1) and (3) of the City's Zoning Ordinance requires minimum front and rear building setbacks of 25 feet for R-2 zoned lots. The applicant is requesting 20-foot front and 15 rear setbacks for all lots.

Section 36-254 (d)(2) requires minimum side setbacks of eight (8) feet or 10 percent of the lot width. The applicant is requesting five (5) foot side setbacks for all lots. Therefore, the applicant is requesting a variance to allow reduced side setbacks for the lots wider than 50 feet.

Section 36-254 (d)(4) requires a minimum lot area of 6,000 square feet for R-2 zoned lots. Lot 1-3, 9-43, 48-53, 60-84, 87-99 and 102 will have a lot area of 5,500 square feet. Therefore, the applicant is requesting a variance for these lots.

To Staff's knowledge, there are no outstanding issues associated with the proposed plat. Staff is supportive of the proposed plat with variances. The plat

represents the completion of the Kenwood Estates Subdivision.

I. STAFF RECOMMENDATION:

Staff recommends approval of the Revised Preliminary Plat, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis of the agenda staff report.