

August 14, 2025

ITEM NO.: 5

FILE NO.: S-1844-G

NAME: Copper Run – Phases 7 and 8 –Preliminary Plat

LOCATION: South end of Copper Drive (South of Pride Valley Road)

DEVELOPER:

Copper Run 6, LLC  
12521 Kanis Road  
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Copper Run 6, LLC (Owner)

Joe White and Associates (Agent)

ENGINEER/SURVEYOR:

Joe White and Associates, Inc.  
25 Rahling Circle, Suite A-2  
Little Rock, AR 72223

AREA: 27.46 acres

NUMBER OF LOTS: 91

FT. NEW STREET: 3,160 LF

WARD: 5

PLANNING DISTRICT: 18

CENSUS TRACT: 42.07

CURRENT ZONING: R-2 and PD-R

VARIANCE/WAIVERS:

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

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to subdivide 27.46 acres into 91 lots for single family residential development. The proposed subdivision will be Phase 7 and 8, Copper Run Subdivision.

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. Secondary access must be shown, reviewed and approved.
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 (3048 mm) of the building foundation shall be

sloped a minimum of 2 percent away from the building.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. Long straight stretches of streets should be avoided to prevent excessive vehicular speeds. Traffic calming techniques should be shown on the plan and implemented on Ironwood Way and White Oak Circle.

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

Little Rock Water Reclamation Authority:

Please submit plans for sewer main extension.

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.

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.

A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges.

A connection to the Ex. 16" main on Capitol Hill Blvd. will need to be planned to provide adequate fire flows to the proposed subdivision.

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 from the previous plat does not appear to comply with Fire Code. Access from resubmitted plat appears to make this subdivision in further non-compliance. Access must be fully presented, understood and signed off on by the Fire Code Official. Provide previous Z File with plan and comments from previous Fire Official.

Landscape: No Comments

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in the Ellis Mountain Planning District, District 18. The development principles of the district include:

- Construction of curbs and gutters.
- Placement of sidewalks on all neighborhood streets.
- Ensuring that roads are improved in a manner that are supportive of all modes of transportation (walking, cycling, automobile, public transit and truck)
- Installation of traffic calming devices on residential streets. • Preservation and maintenance of greenways and open spaces.
- Ensuring the preservation of significant environmental features and functions.
- Conservation of significant landscapes, views and vistas.
- Protecting natural areas and systems.
- Protecting urban forests.
- Providing active and passive park facilities in the area.
- Developing Neo-Traditional Neighborhoods in undeveloped areas.
- Providing streetlights and traffic lights.

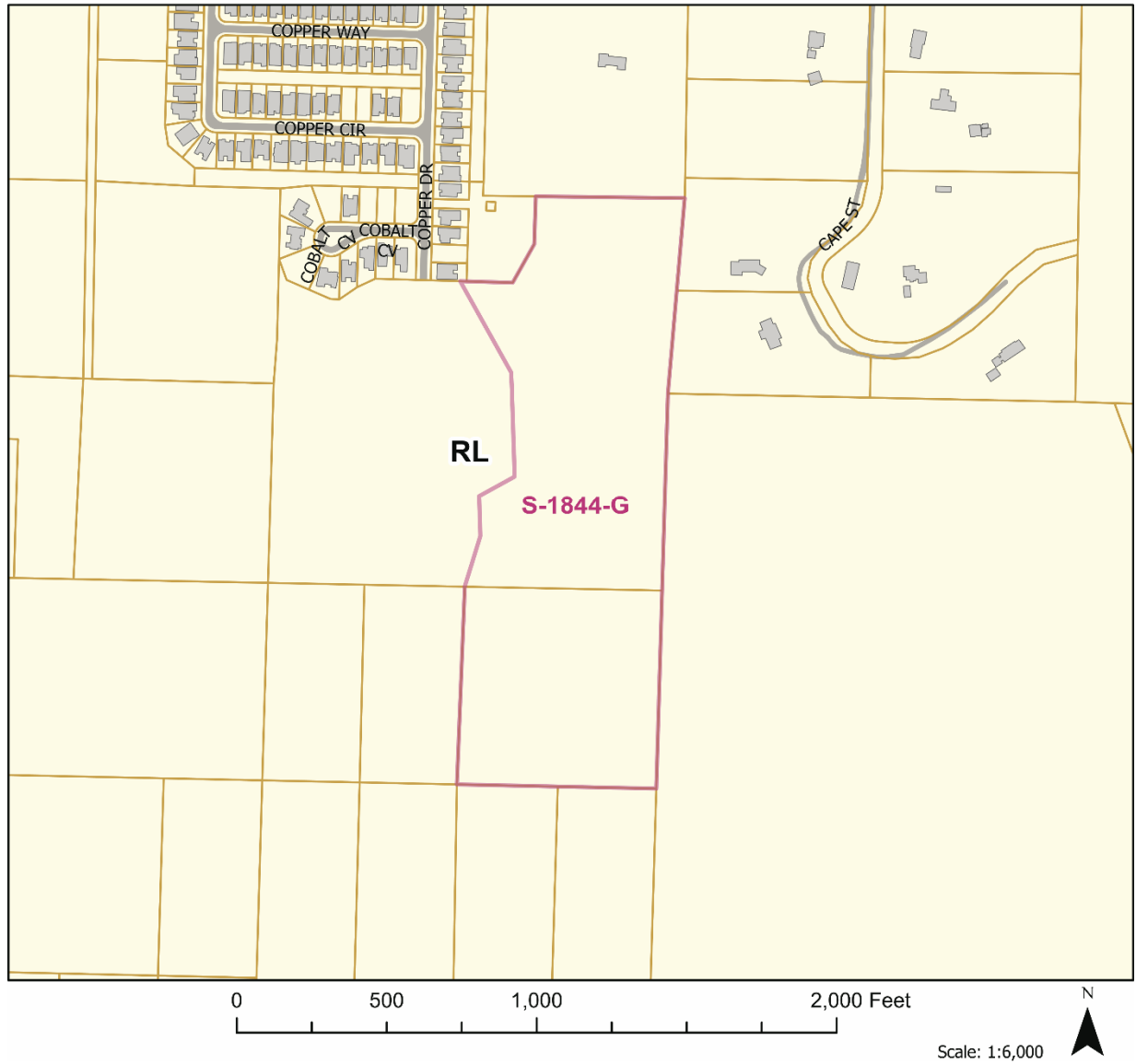
The Land Use Plan shows Residential Low Density (RL) use for the requested area. The Residential Low Density (RL) use category provides for single family homes

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 .

Surrounding the application is designated Residential Low (RL) density use and is characterized by single-family homes in subdivision to the north and undeveloped woodland to the east, west and south.

This site is not located in an Overlay District.

## Future Land Use Plan for S-1844-G

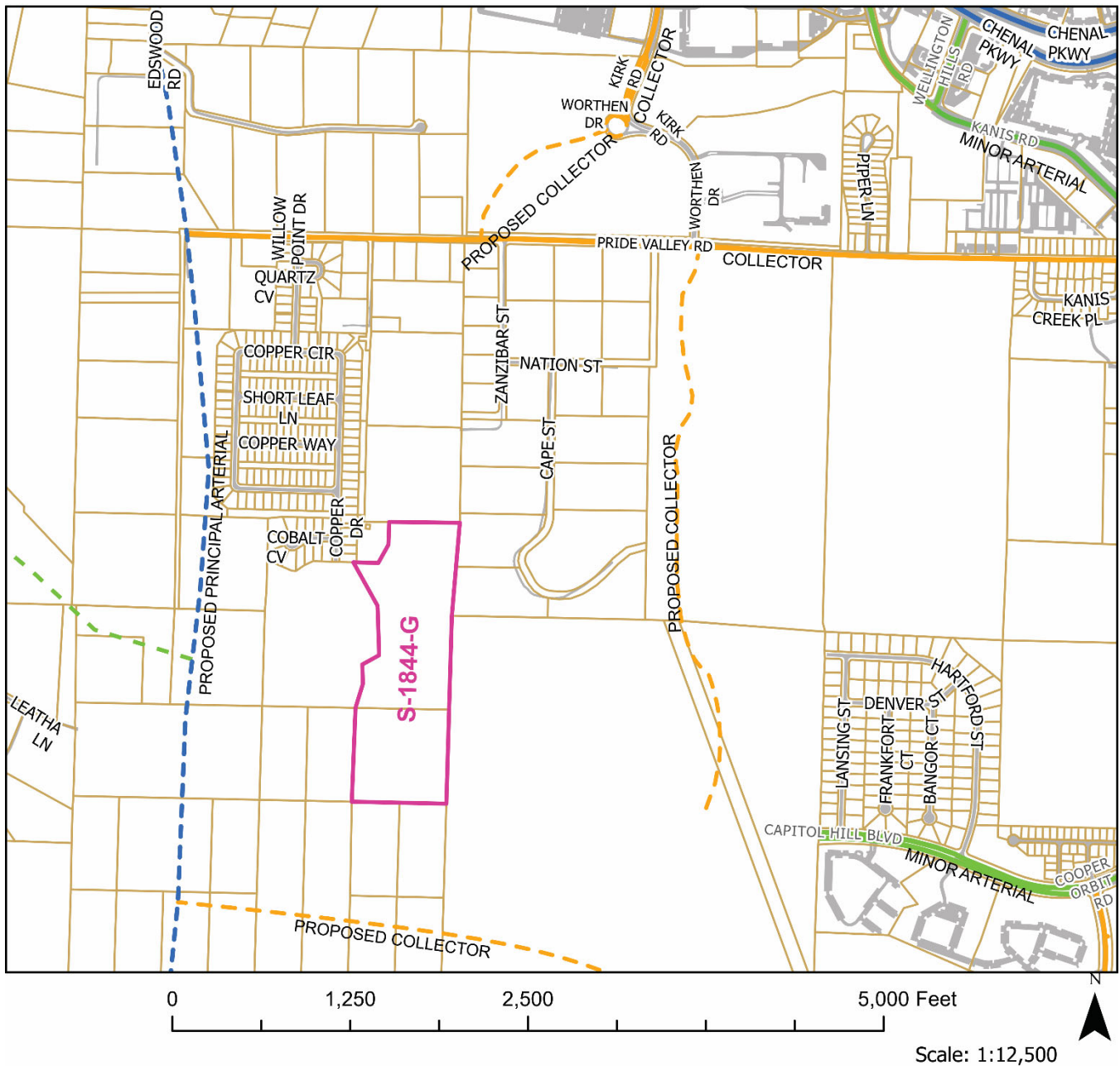




Master Street Plan:

Copper 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-1844-G



Bicycle Plan:

Copper 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 requests to subdivide 27.46 acres into 91 lots for single family residential development. The proposed subdivision represents Phase 7 and 8 of the Copper Run Subdivision. The property is currently undeveloped and wooded.

The two (2) proposed phases will be as follows:

- Phase 7 - Lots 106-124, Block 6  
Lots 146-148B, Block 6  
Lots 301-314, Block 8  
Lots 333-346, Block 8
- Phase 8 - Lots 125-145, Block 6  
Lots 315-332, Block 8

The applicant notes that both phases will be graded at the same time, so that fill material can be used throughout the overall site.

Phases 7 and 8 will contain 3,160 linear feet of new streets, including Ironwood way and a continuation of White Oak Circle. Ironwood Way will stub-out to the property to the east, at the southeast corner of the subdivision. The stub-out will serve as future secondary access to the subdivision. There will be an access gate with a Knox Box at this location. There is also an approved secondary access within the previous phases of this subdivision.

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 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. Lots 302 thru 322 and lots 325 thru 345 will have a lot area of 5,750 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 Copper Run Subdivision.

I. STAFF RECOMMENDATION:

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