

June 12, 2025

ITEM NO.: 2

FILE NO.: S-309-G

NAME: Block 24, Gibraltar Heights- Replat

LOCATION: Northwest corner of Kanis Road and Atkins Road

DEVELOPER/OWNER:

Nick and Zee, Inc.
16 Menden Lane
Little Rock, AR 72223

AUTHORIZED AGENT:

Joe White and Associates, Inc. (Agent)
25 Rahling Circle, Ste. A-2
Little Rock, AR 72223

Broadway Fairfield, Inc. (Owner)
16 Menden Lane
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Joe White and Associates, Inc. (Agent)
25 Rahling Circle, Ste. A-2
Little Rock, AR 72223

AREA: 2.60 acres

NUMBER OF LOTS: 20

FT. NEW STREET: 414 LF

WARD: 5

PLANNING DISTRICT: 18

CENSUS TRACT: 42.18

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

Variance to allow reduced lot width for corner lots.

Background:

The subject property is comprised of Block 24, Gibraltar Heights Addition. The block currently contains 16 lots (lots 1 thru 16). The Gibraltar Heights Addition was platted over 40 years ago.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to replat Block 24, Gibraltar Heights Addition into 20 lots for single family residential development. The proposed development will be a zero lot line development and will be final platted in two (2) phases.

B. EXISTING CONDITIONS:

The property is currently undeveloped and mostly wooded. The property generally slopes downward from north to south.

C. NEIGHBORHOOD NOTIFICATIONS:

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

D. ENGINEERING COMMENTS (PUBLIC WORKS):

1. Trumpler Street is considered a Residential Street and shall be built out to the standard, this means a dedication of 10ft is required from each side of the ROW. You will be responsible for 5ft of the dedication. Please see Master Street plan Standard Residential Local Street for complete design.
2. Atkins Street is considered a Residential Street and shall be built out to the standard, ensure that the Right-of-Way is at a minimum of 50ft, dedication will vary. Please see Master Street plan Standard Residential Local Street for complete design.
3. Where is your detention? Show all preliminary drainage.
4. Grading permit will be required. 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.
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. 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.

7. 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.
8. Boundary street improvements are required per master street plan. Boundary street improvements shall include, but not be 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.
9. 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.
10. 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.

E. ENGINEERING COMMENTS (PUBLIC WORKS):

No Comments.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

Provide a 15 foot utility easement on the east side of Trumpler street.

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

A water main extension will be needed to provide water service to this property.

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 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. This fee will apply to all connections including metered connections off the private fire system.

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.

Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

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. 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.

Fire Hydrants

Locate Fire Hydrants as per Appendix C of the 2021 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501-377-1245) and the Little Rock Fire Marshals Office (Capt. Tony Rhodes 501-918-3757, or Fire Marshal Derek N Ingram 501-918-3756 Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments received.

G. **BUILDING CODES/LANDSCAPE:**

Building Code:

Townhouse Construction Requirements for the City of Little Rock, Arkansas

1. Framing Requirements:
 - a. All Townhomes shall be constructed with 2-Hour Fire Barrier Wall extending through the roof and exterior walls or from the slab to the roof deck and front walls with a 1-Hour extension on both sides of the wall for 48" on the walls and 48" on the roof structure.

- i. Doors must be fire rated if they are installed in this section of wall.
 - ii. Overhead doors are not allowed to be installed in the fire rated wall section listed above.
 - b. 2-Hour Fire Barrier Walls shall be independently constructed from all roof and floor loads and must remain standing throughout a fire event. No framing members are allowed to pass through the fire wall.
 - c. No power, gas, sewer, water, phone, security wiring, is allowed to be installed in the 2-Hour fire barrier walls. No exceptions will be granted.
 - d. 2-Hour wall must extend out into the soffit to the back of the sub-fascia and down to the bottom of the soffit.
 - e. Soffit Vents must be broken 48" from each side of the 2-hour fire barrier wall.
 - f. Ridge Vents must be broken 48" from each side of the 2-hour fire barrier wall.
2. Utilities:
- a. Electrical
 - i. Separate Electrical Services are required. Each unit must have its own separate electric meter and disconnecting means on the outside of the unit.
 - ii. No electrical allowed in 2-hour fire barrier walls.
 - b. Water
 - i. A single water meter is allowed but water must enter each unit from the outside with a water box / valve / union assembly before entering the unit.
 - ii. Each unit requires its own water heater.
 - c. Sanitary Sewer
 - i. A single sanitary sewer service is allowed in units that are leased to the occupants.
 - ii. Each unit individually owned must have its own sanitary sewer service.
 - iii. Each unit individually owned where the yard is also owned must have its own individual sanitary service on the property under ownership.
 - iv. Cleanouts required at the entry and exit from the building.
 - d. Natural Gas
 - i. A single natural gas meter is allowed in buildings that are leased to the occupants or units where the building unit is owned but not the yard.
 - ii. Gas Service must enter each unit from the outside and have a shutoff on the outside of each unit.
 - iii. Each unit individually owned where the yard is also owned must have its own natural gas service meter and service. Services must be contained within each individual yard.

e. HVAC

- i. All units must have their own designated HVAC System. No sharing within the overall building or yard area.

NOTE: A site utility plan is required for all townhouse construction.

NOTE: Townhouse construction requires separately derived utility services for Electrical, Water, Sanitary Sewer, Natural Gas and HVAC with all systems contained in front / back yard building lines extending to a shared utility easement.

NOTE: If Townhouse Units cannot comply with utility requirements they are classified as condominiums and are required to have fire sprinkler installations throughout and are allowed to be separated by 1-hour fire walls.

Landscape:

No Comments.

H. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

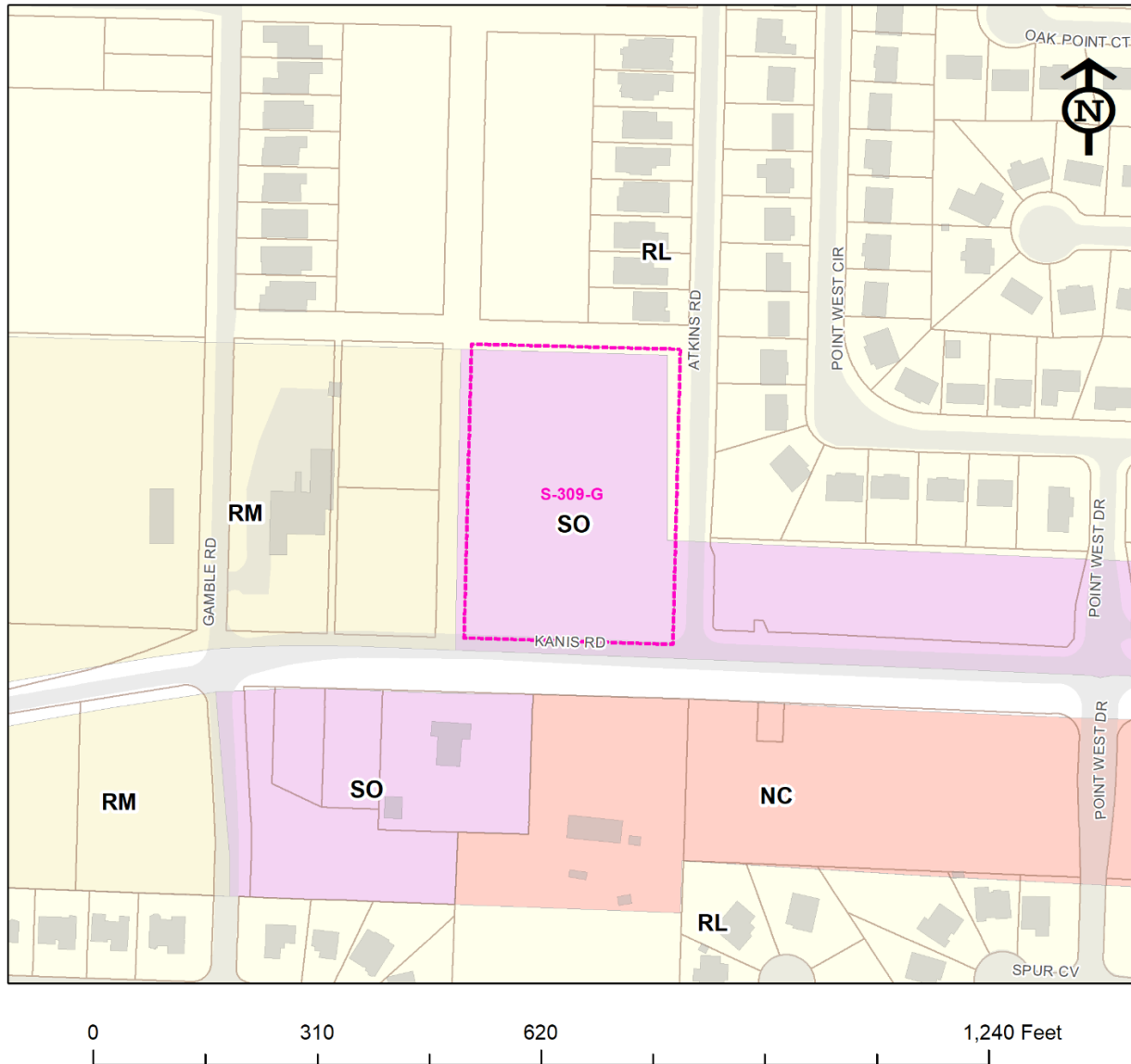
Planning Division:

The Planning Division is concerned about the limited connectivity and potential safety implications for lots accessing the proposed segment of Trumpler Street. As depicted on the plat, Trumpler functions as a dead-end street. In the event that Trumpler or its intersection with Kanis Road are obstructed, access would be completely restricted for up to ten dwellings, as there is currently no secondary connection to Gamble Road to the west or an alternative route.

Land Use Plan:

The request is in the Ellis Mountain Planning District. The Land Use Plan shows Suburban Office (SO) for the requested area. The Suburban Office (SO) category provides for low intensity development of office or office parks in close proximity to lower density residential areas. The application is for a 20-lot preliminary plat for a residential subdivision to be completed in two phases, with 414 linear feet of proposed Residential Street. This development will result in a residential density of 4.5 dwellings per acre.

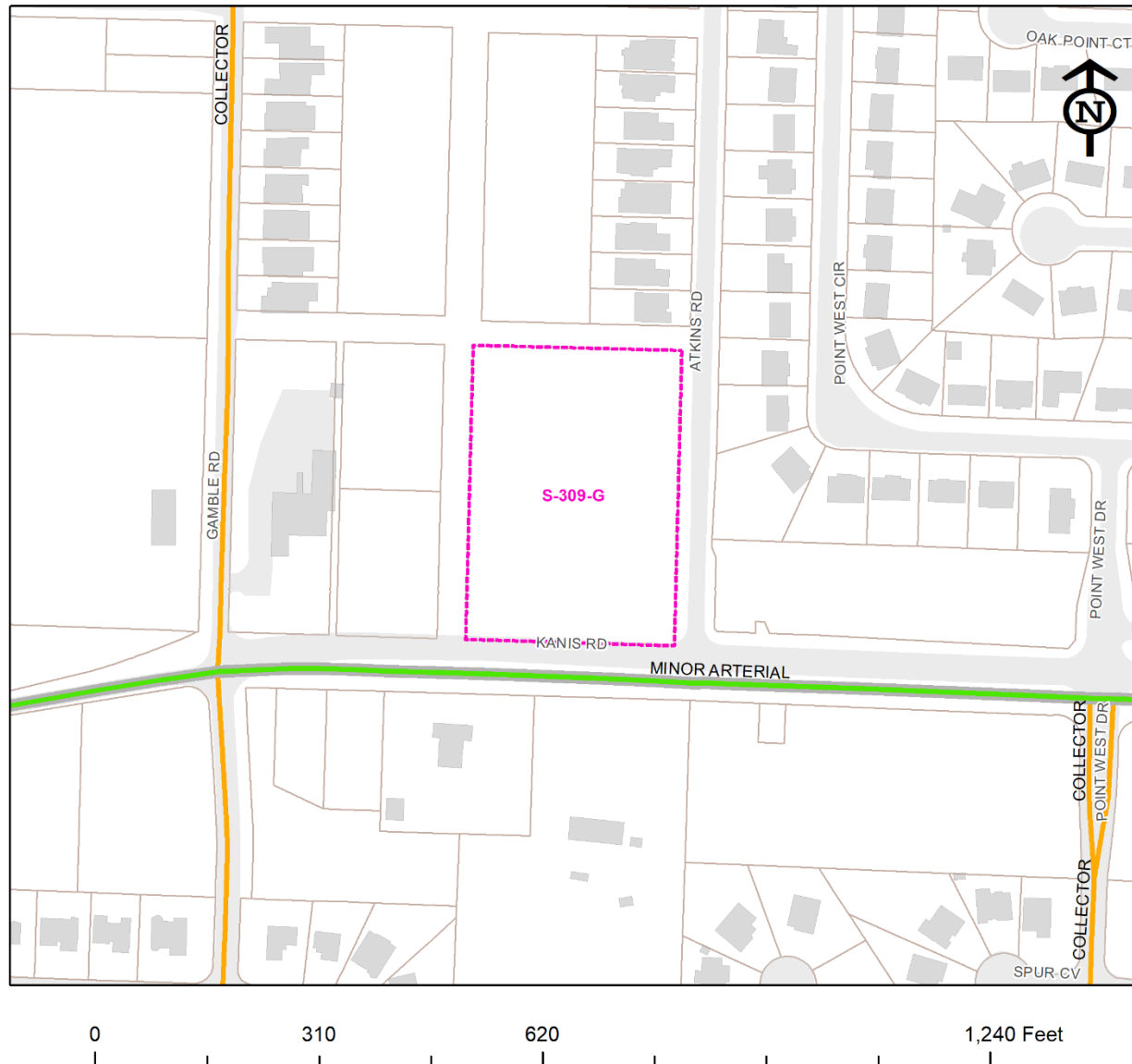
Future Land Use S-309-G



The area north and northeast of the application site is designated for Residential Low (RL) use and is characterized by completed subdivisions. To the east, along the Kanis Road corridor, the land is designated for Suburban Office (SO) use but remains largely undeveloped. South of Kanis Road, the Land Use Plan identifies both Neighborhood Commercial (NC) and Suburban Office (SO) designations, which are also currently undeveloped. To the west, the area is designated for Residential Medium (RM) use and includes a Veterans of Foreign Wars (VFW) Post.

This site is not located in an Overlay District.

Master Street Plan S-309-G



Master Street Plan:

Kanis Road is designated as 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 may be required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides.

Atkins Road and the proposed Trumpler Street are Local Streets. 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.

Bicycle Plan:

Kanis Road and Atkins Road are 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.

I. ANALYSIS:

The subject property is comprised of Block 24, Gibraltar Heights Addition. The block currently contains 16 lots (1 thru 16). The Gibraltar Heights Addition was platted over 40 years ago.

The applicant proposes to replat Block 24, Gibraltar Heights Addition into 20 lots for single family residential development. The proposed development will be a zero-lot line development and will be final platter in two (2) phases.

The property is currently undeveloped and mostly wooded. The property generally slopes downward from north to south.

According to Section 36-254 (d) (4) of the City's Zoning Ordinance, "For the purposes of zero-lot-lines, the minimum lot width may be reduced to not less than thirty-five (35) feet. The lot area shall not be less than four thousand (4,000) square feet." All of the proposed lot widths range from 35 feet to 63.72 feet. The minimum lot size for the overall development will be 4,025 square feet.

All of the lots contain 25-foot front platted building setback lines. Each lot also shows a buildable area/site plan as required by Section 31-234 of the City's Subdivision Ordinance.

According to Section 31-232 (e) of the Subdivision Ordinance, corner lots per residential use shall have a minimum width of 75 feet. The applicant is requesting a variance from this requirement for Lots 10R and 11R. Lot 10R has a width of 63.72 feet and Lot 11R has a width of 63.44 feet. Staff supports the variance request.

The proposed minimum building setbacks will be as follows:

Front - 25 feet (35 feet along Kanis Road frontage)

Rear - 25 Feet

Sides - 0 feet/6.5 feet

Tract A will run through the center of the overall block and along the north property line of the block. Tract A will be used for grading, utilities, drainage and storm water detention.

Trumpler Street will be constructed along the west side of the block with Phase 2 development. The roadway will be constructed from Kanis Road to the north property line of the overall block.

The developer will clear and grade all the lots with the first phase of infrastructure construction. This will reduce the amount of earthen material to be hauled across public city streets.

The neighborhood will have a ground mounted identification sign near the entrance to the subdivision. This signage will comply with Section 36-551 (a) (2) of the City of Little Rock code.

The staff's knowledge, there are no outstanding issues associated with the proposed replat. The applicant submitted all information requested during staff's review of the replat. Staff is supportive of the requested replat. The proposed plat represents a continuation of the single family development North of Kanis Road in this general area.

J. STAFF RECOMMENDATION:

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