

September 11, 2025

ITEM NO.: 3

FILE NO.: S-867-R(10)

NAME: Chenal Valley Phase 37 – Preliminary Plat

LOCATION: North side of Chenal Valley Drive at Orle Boulevard

DEVELOPER:

Potlatch – Deltic Real Estate, LLC
7 Chenal Club Boulevard
Little Rock, AR 72223

OWNER/AUTHORIZED AGENT:

White-Daters & Associates (Agent)
24 Rahling Circle
Little Rock, AR 72223

SURVEYOR/ENGINEER:

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

AREA: 31 acres

NUMBER OF LOTS: 30

FT. NEW STREET: 2,100 LF

WARD: 5

PLANNING DISTRICT: 19

CENSUS TRACT: 42.13

CURRENT ZONING: R-2

Background:

The subject property contains approximately thirty (30) acres in area and is currently unplatted. Several subdivisions, Miramar, Orle, Solonge, Germany Court and Deauville, are located in the general area to the south of the subject property along Chenal Valley Drive. Bear Dean Estates Subdivision is the most recent subdivision developed in the area to the north side of Chenal Valley Drive and will abut proposed subdivision, Chenal Valley, Phase 37 to the east.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide the subject property into thirty (30) lots for single-family residential development. The proposed development will include private streets. All of the lots contain 25-foot front platted building setback lines. The property will be developed in two (2) phases.

B. EXISTING CONDITIONS:

The property is currently undeveloped and mostly wooded. The property generally slopes downward from east to west.

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 (PLANNING):

1. Drives may not exceed 40% of the lot width.
2. Provide a vehicle tracking diagram for a fire ladder truck and ensure they can make the circles for fire apparatus.
3. City of Little Rock Residential Road Standard is min. 50 ft ROW, plans show only 45 ft.
4. Subdivision must provide sidewalk per City Standard.
5. Boundary street requirements for Carter Lane shall be done in accordance with city Residential Street Standards.
6. How are you going to detain in line?
7. The drainage on the east, how are you going to maintain the private responsibility of not forcing that onto your neighbors? Swale?
8. Provide Finished Floor Elevations for all lots near the creek, also show the possible extents of flooding with the show Q of 740CFS.
9. 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.
10. 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.

11. 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.
12. 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. Confirm Devon Court is proposed to be a private street.
2. Provide the proposed centerline street slopes. Portions of the street appear to exceed 30% with existing contours. Per the MSP, minor residential streets can be constructed to a 16% and 18% with approval. The turning movements on steep slopes for collection trucks and fire trucks must be taken into account at the west Cul de sac.
3. Show the proposed location of the USPS cluster box in conformance with USPS cluster box in conformance with USPS and City of Little Rock policy design standards.
4. In accordance with Section 32-8, no obstruction to visibility shall be located within a triangular area 50' back from the intersecting right-of-way line (or intersecting tangent lines for radial dedications) at the intersection of Devon Court with Chenal Valley Drive. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the Devon Ct & Chenal Valley Drive intersection(s) comply with 2004 AASHTO Green Book standards.
5. Show the proposed access roads for future detention pond maintenance. Access to detention ponds must be provided to the public right-of-way and/or access easement for future maintenance by the developer and/or local property owners' association.
6. No residential waste collection service will be provided on private streets unless the property owners association provides a waiver of damage claims for operations on private property.
7. 100 year overflow swales must be constructed and placed within drainage easements or tracts to prevent fencing and other obstructions.

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

Little Rock Water Reclamation Authority:

1. Please submit plans for sewer main extension.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water:

1. Provide a 10' utility easement along Devon Court on either side.
2. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
3. 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.
4. 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.
5. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges.

Fire Department:

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 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.

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. 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 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 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 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.

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 replace 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.
 - a. 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.

- b. Locking device specifications shall be submitted for approval by the fire code official
- c. Electric gate operators, where provided, shall be listed in accordance with UL 325.
- d. 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. ATTENTION: 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 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Daniel Tull 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.

If you have any additional questions, please contact our office. . Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N Ingram (501) 918-3756.

Parks and Recreation: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Codes: No comments received.

Landscape: No comments received.

G. TRANSPORTATION/PLANNING:

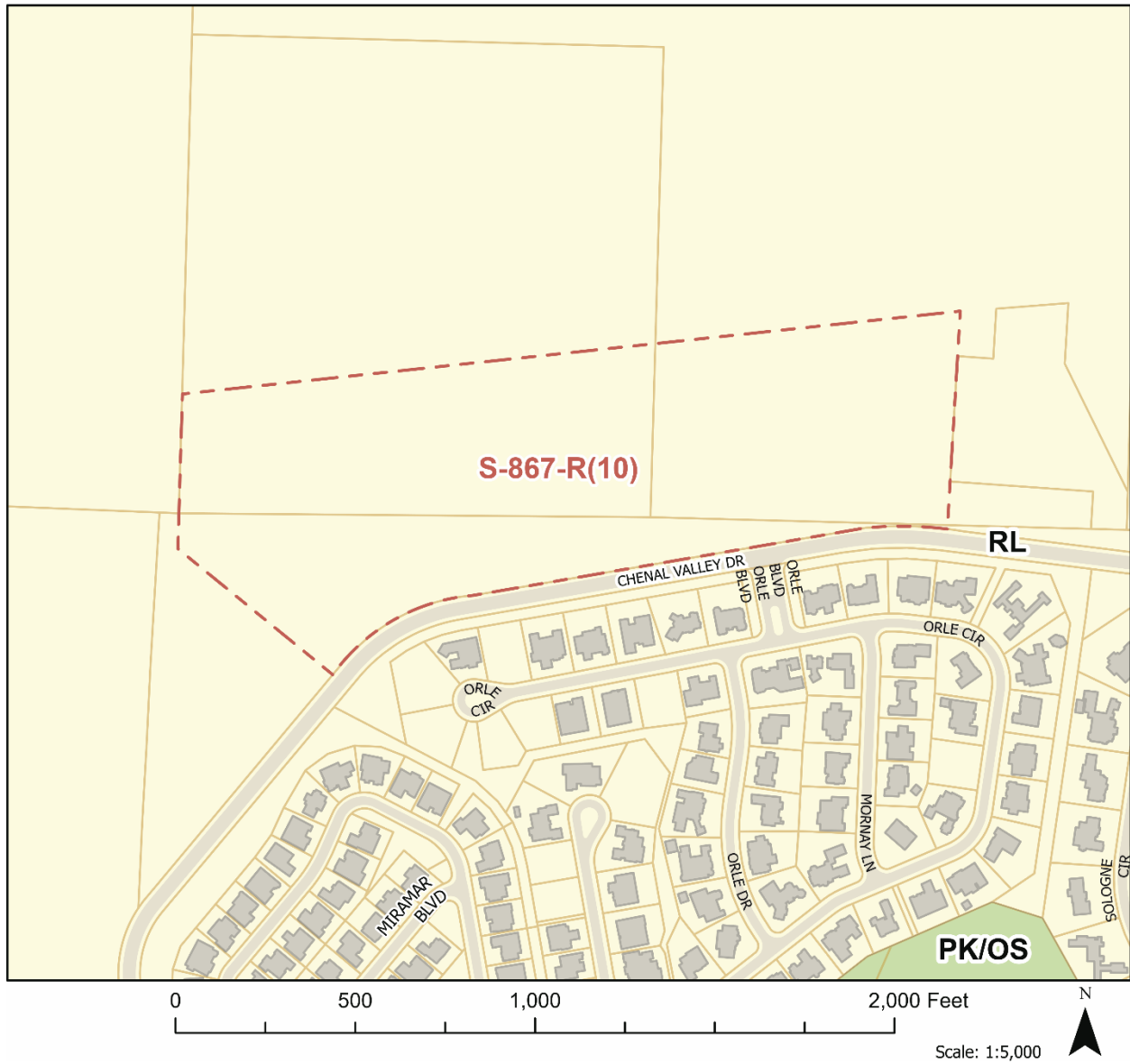
Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in the Chenal Planning District. The Land Use Plan shows Residential Low Density (RL) 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.

Future Land Use Plan for S-867-R(10)

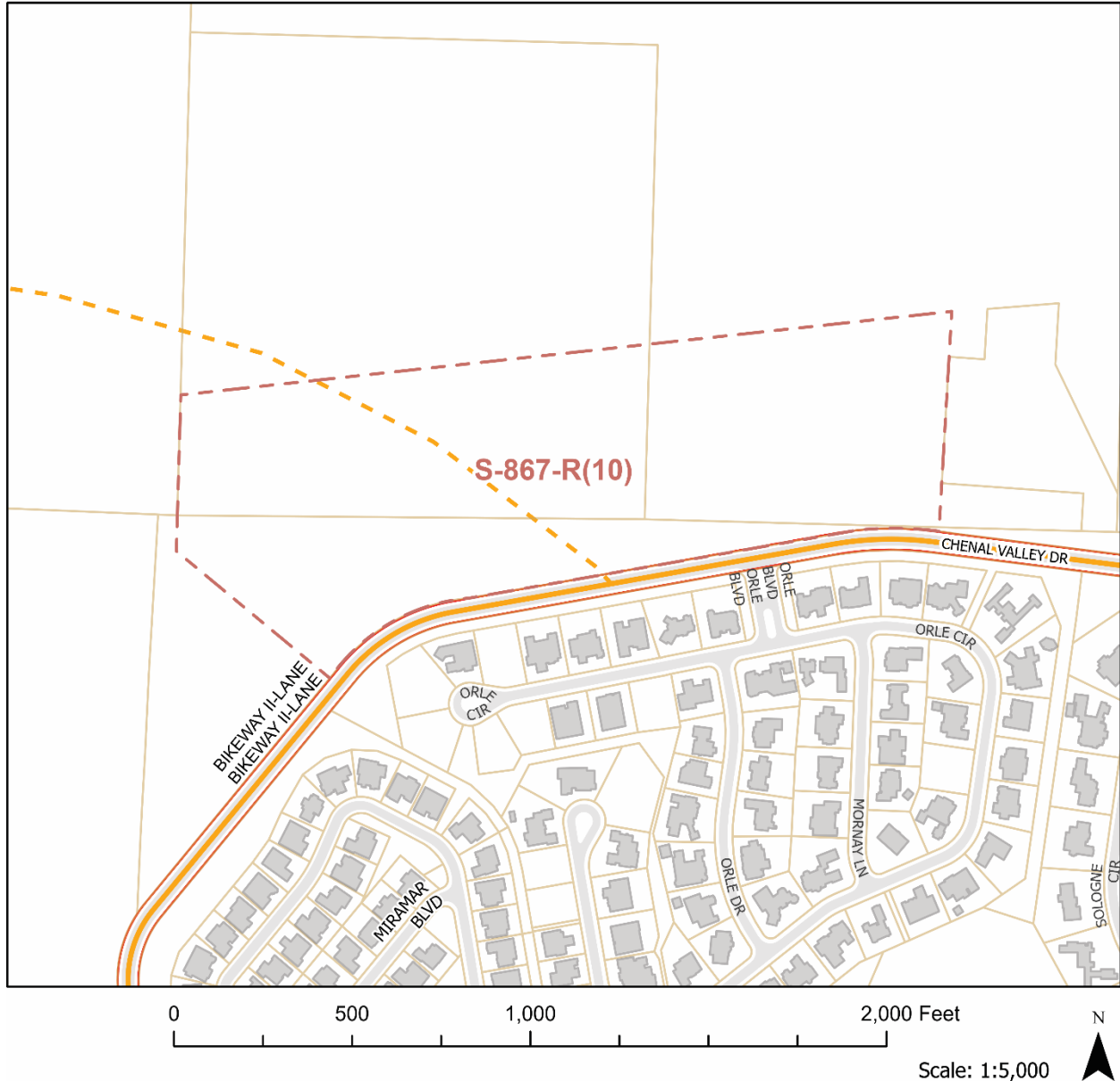


The application area is surrounded to the east, north, and west by wooded, undeveloped land designated for Residential Low (RL) use. South of the application, across Chenal Valley Drive, is area designated Residential Low (RL) use which is characterized primarily by single-family homes in subdivisions and open space related to those subdivisions.

This site is not located in an Overlay District.

Master Street Plan:

Master Street Plan for S-867-R(10)



Chenal Valley Drive is a Collector on the Master Street Plan. Collectors are designed to connect traffic from Local Streets to Arterials or to activity centers, with the secondary function of providing access to adjoining property. The standard Right of way is 60'. Sidewalks are required on one side of Collectors. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Chenal Valley Drive is designated on the Master Bike Plan as a existing Class II Bike Lane. Class II Bike Lanes provides 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 the subject property into thirty (30) lots for single-family residential development. The proposed development will include private streets. All of the lots contain 25-foot front platted building setback lines. The property will be developed in two (2) phases.

The property is currently undeveloped and mostly wooded. The property generally slopes downward from east to west. R-2 zoning and uses are shown in all directions.

The subdivision will take access from the north side of Chenal Valley Drive from a ninety (90) foot wide, divided driveway apron that will contain a turnaround.

Ingress/egress will be located in the eastern portion of the tract and will align with the entry into the Chenal Valley Orle subdivision to the south along Chenal Valley Drive. The gated entry into the subdivision will contain a guard shack and the mail kiosk area.

The City's Master Street Plan shows a future collector street running northwest from Chenal Valley Drive to Dixie Road, which ties into Ferndale Cut-off. Based on historic Master Street Plan maps, Staff believes the future collector street is intended to tie into Chenal Valley Drive west of the proposed subdivision.

The developer proposes to build 2,100 linear feet of streets. All streets and tracts will be owned and maintained by the Chenal Valley 37 POA.

Lot dimensions are shown as 110' x 140' (approximately 15,000 square feet) for each lot. Lots 1-24 and 30 will be developed during the first phase. Lots 25-29 will be developed during phase two of the overall development.

A maintenance access road is shown along the north property line in the northwestern portion of the tract that goes between lots 14-15. The maintenance road will provide access to the overhead powerlines located to the north of the development and Devon Court to the south.

Stormwater detention areas are shown near the northwest corner of the tract and near the eastern portion of the tract to the north of lots 21-22.

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

The developer will seek approval from LRWRA Commission regarding the proposed gravity fed sanitary sewer that will flow into the existing LRWRU lines following the approval of the preliminary plat.

The applicant is not proposing a sign with this application. All signs must 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 preliminary plat. The applicant submitted all information requested during staff's review of the replat. Staff is supportive of the requested preliminary plat. The proposed subdivision represents a continuation of the single-family developments (subdivisions) that are part of Chenal Valley and the Chenal Valley POA.

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.