

September 9, 2021

ITEM NO.: 3

FILE NO.: S-1903

NAME: Abbey Woods – Preliminary Plat

LOCATION: West side of Nix Road (600 block)

DEVELOPER:

Rodney Chandler  
P.O. Box 23713  
Little Rock, AR 72221

OWNER/AUTHORIZED AGENT:

Rodney Chandler Living Trust – Owner  
Pat McGetrick – Agent

SURVEYOR/ENGINEER:

McGetrick and McGetrick  
10402 B Stagecoach Road  
Little Rock, AR 72210

AREA: 1 acre

NUMBER OF LOTS: 5

FT. NEW STREET: 275 LF

WARD: 5

PLANNING DISTRICT: 18

CENSUS TRACT: 42.18

CURRENT ZONING: R-2

Variance/Waivers:

1. Variance to allow reduced rear building setbacks.
2. Variance to allow advanced grading.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide one (1) acre of property into five (5) lots for single family residential development.

B. EXISTING CONDITIONS:

The property is undeveloped and wooded.

C. NEIGHBORHOOD COMMENTS:

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:

1. All private streets shall have concrete aprons per City Ordinance.
2. Per the Fire Code, the minimum street width is 27 ft within 20 ft of a fire hydrant.
3. Per the Fire Code, the minimum cul de sac diameter is 96 ft. Label the diameter. Provide written approval from the Fire Marshall for different diameter size.
4. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Nix Road including 5-foot sidewalks with planned development. The new back of curb should be placed 13 ft from center of the street.
5. 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. Is a variance requested to advance grade the lots with construction of street and infrastructure.
6. Provide a letter prepared by a registered engineer certifying the intersection sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards. The last 20 feet of brick fence should angle inward to provide additional sight distance.
7. Are gates proposed to be installed? If so, a turnaround is required to be provided between Nix Road gate. Show call box location. 30 feet stack should be provided between the call box and the street curb.
8. Private access is proposed for these lots. In accordance with section 31-207, private streets must be designed to the same standards as public streets.
9. Storm water detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owners association.
10. 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.

11. Street lights are required by Section 31-403 of the LR code. Provide plans for approval to Planning and Development. Streetlights must be installed prior to platting/certificate of occupancy.
12. Provide the proposed street name. Street naming conventions must be approved by the City. Contact Glenn Haley at (501) 371-4537.
13. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
14. 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.
15. Show proposed location(s) of USPS cluster box units in conformance with USPS and City of Little Rock policy design standards.
16. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e).

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

Little Rock Water Reclamation Authority: Sewer main extension required with easements if new sewer service is required for this project.

Entergy: No comments received.

CenterPoint Energy: No comments received.

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.

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

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.

Behind the gate the water main will be public, the fire-hydrants will be private.

Provide a 10-ft minimum utility easement along La Marche Dr. frontage.

Fire Department:

**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 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 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 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.

**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 Marshal's 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.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: No comments.

H. ANALYSIS:

The applicant proposes to subdivide one (1) acre of property into five (5) lots for single family residential development. The property is zoned R-2 and is located on the west side of Nix Road at Arthur Lane. The property is currently undeveloped and tree covered. The proposed lots will be final platted in one (1) phase.

The applicant proposes to develop the subdivision as a zero lot line development. The lots will range in size from 40 feet to 120 feet in width, with lot depths of 133 feet. The lots will have building setbacks as follows:

Front setback – 50 feet

Rear setback – 15 feet

Side setbacks – 0 feet and 7 feet minimum (Lots 2 – 5)  
– 7 feet and 20 feet (Lot 1)

Section 36-254 (d) (3) of the City's Zoning Ordinance requires a minimum rear building setback line of 25 feet. The applicant is requesting a variance from this ordinance standard to allow 15 foot rear setbacks. Staff supports the variance request, as the proposed lots back up to a larger tract with one (1) residence on it.

The proposed five-lot subdivision will be accessed by a 27 foot wide private road from Nix Road. The private road will have a cul-de-sac at its west end. The roadway will be located within a cross-access easement. The subdivision will not be gated.

The proposed plat shows the private road to be named "Abbey Lane". The Engineering Division notes that the proposed name is a duplicate name and cannot be used. An alternate street name must be submitted and approved by staff prior to final plat approval.

The applicant is also requesting a variance to advance grade the lots with construction of the street and drainage infrastructure prior to recording the final plat. Staff supports the advance grading variance.

The Engineering Division requires a sight-distance certification for the location of the private street from Nix Road, based on the elevation of Nix Road to the south. The sight-distance certification must be submitted and approved prior to Planning Commission action.

To staff's knowledge, there are no other outstanding issues associated with the proposed preliminary plat. The applicant has done a good job in addressing issues raised during staff's review of this plat.

I. STAFF RECOMMENDATION:

Staff recommends approval of the proposed plat and associated setback and advance grading variances, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.