

April 10, 2025

ITEM NO.: 7

FILE NO.: S-1992

NAME: Sardis Flats – Minor Subdivision Plat

LOCATION: 11700 Block of Sardis Road (east side)

DEVELOPER:

John McKissick  
7625 Perry Lane  
Mabelvale, AR 72103

OWNER/AUTHORIZED AGENT:

John McKissick – Owner  
Stan Cunningham – Agent

SURVEYOR/ENGINEER:

Cunningham Surveying, LLC  
2105 Lorange Drive  
Little Rock, AR 72206

AREA: 0.69 acre

NUMBER OF LOTS: 4

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 15

CENSUS TRACT: 41.04

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to subdivide 0.69 acre of property into four (4) lots for single family residential development.

B. EXISTING CONDITIONS:

A one-story single family residence is located within the south portion of the property, in the area of the proposed Lot 1. The remainder of 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. Drive on lot 4 shall be an access easement as that is the only access to the back lot.

ENGINEERING COMMENTS: (PUBLIC WORKS)

1. Sardis Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. An access and utility easement of at least 20 ft must be platted across proposed lot 4 of sufficient width for the existing unimproved road and required utilities.
3. The Lot 4 easement will reduce the building area of proposed lot 4. If approved access to proposed Lot 4 will be taken from the platted access and utility easement.
4. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to Sardis Road including 5-foot sidewalks with planned development. The new back of curb should be placed 29.5 ft from the centerline.
5. Driveway locations do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. Due to the property located adjacent to Sardis Road which is a minor arterial street on the Master Street Plan, driveway spacing is 300 ft from streets and other driveways and 150 ft from side property lines. The width of residential driveways must not exceed 20 feet and constructed with a concrete apron to the property line.
6. Per Sec. 31-257, residential driveways for each lot accessing a minor arterial street is not desirable, access to Sardis Road is prohibited and a 10 ft wide restricted access easement should be platted adjacent to Sardis Road. For conformance with Sec. 30-43 and 31-210, one (1) driveway within an access easement or tract land should be constructed accessing the residential lots.
7. Per Sec. 31-256, a 35 ft front building setback is required adjacent to a minor arterial street.

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

Little Rock Water Reclamation Authority: No comments.

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.

Fire Department:

**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.

**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 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:**

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:

1. 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.
  - a. 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.
2. 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 5' from the property line:

- a. Exterior walls from 3 to 5' from the property line must be constructed of 1-hour fire rated material and the soffit must be constructed from 1-hour fire rated material. Soffit and gable vents are not allowed, and venting must be relocated to adjacent roof and wall sections.
  - b. Fire Treated roof decking must extend 4' up the roof as per the Authority having jurisdiction.
  - c. In applications 3' to 5' from the dwelling unit to the property line exterior windows are not allowed to exceed 25% of the wall area.
3. **Zero Lot Line Construction** must be processed through Zoning for such allowances. Once processed the following requirements apply.
- a. No part of the footing/foundation is allowed to extend beyond the property line.
  - b. No overhang is allowed closer than 2' from the property line and must be constructed from 1-hour fire- treated materials.
  - c. Roof decking must have 4' of fire treated material for the entire length of the wall and turning 4' along the adjacent wall with hip roof construction.
  - d. No windows or doors are allowed when the exterior wall is less than 3' from the property line. Windows are required in all sleeping rooms.

Landscape: No comments.

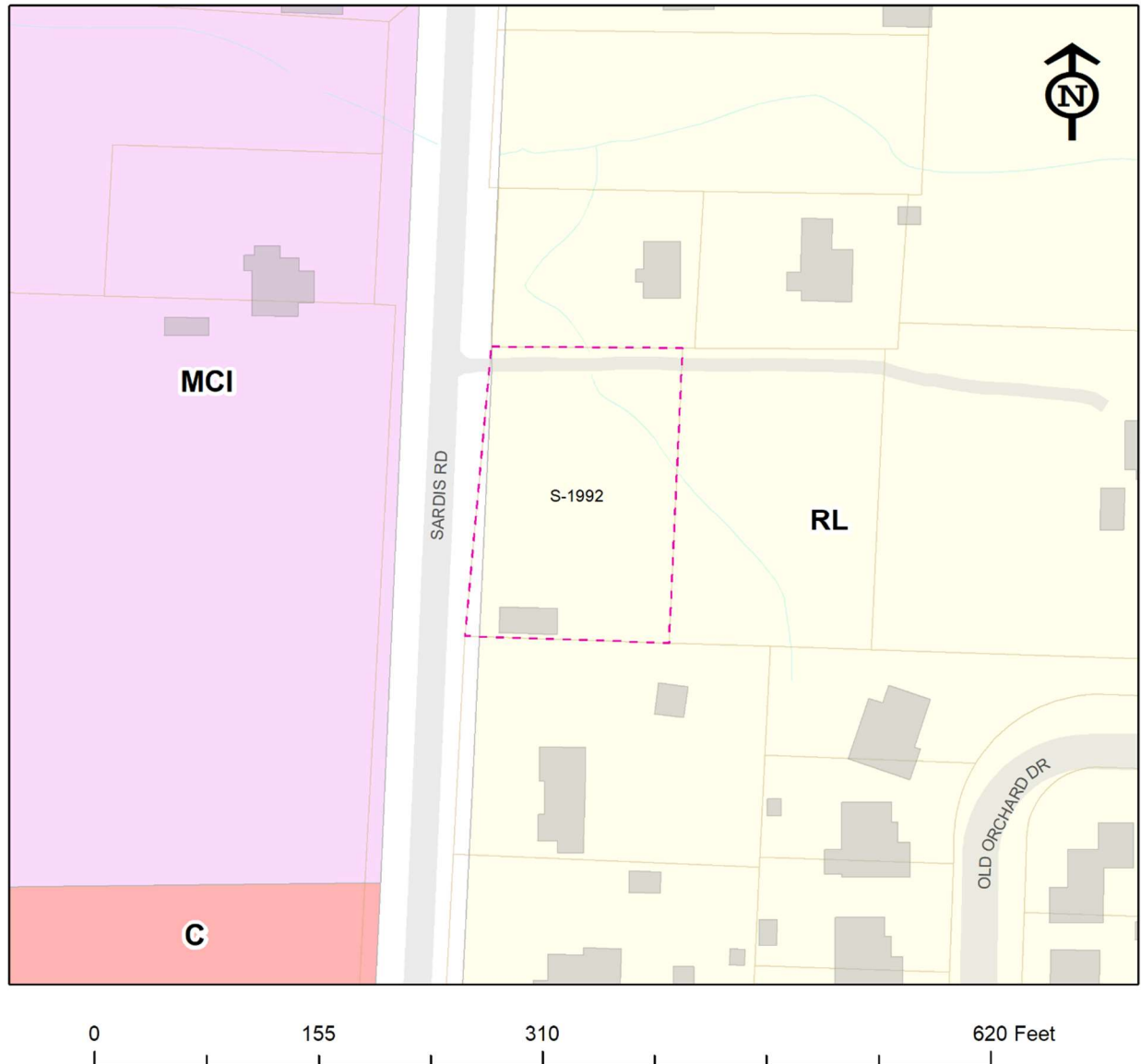
G. **TRANSPORTATION/PLANNING:**

Rock Region Metro: No comments received.

Planning Division:

The request is in the Geyer Springs West Planning District. The Land Use Plan shows 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 Minor Subdivision Plat.

## Land Use Plan S-1992



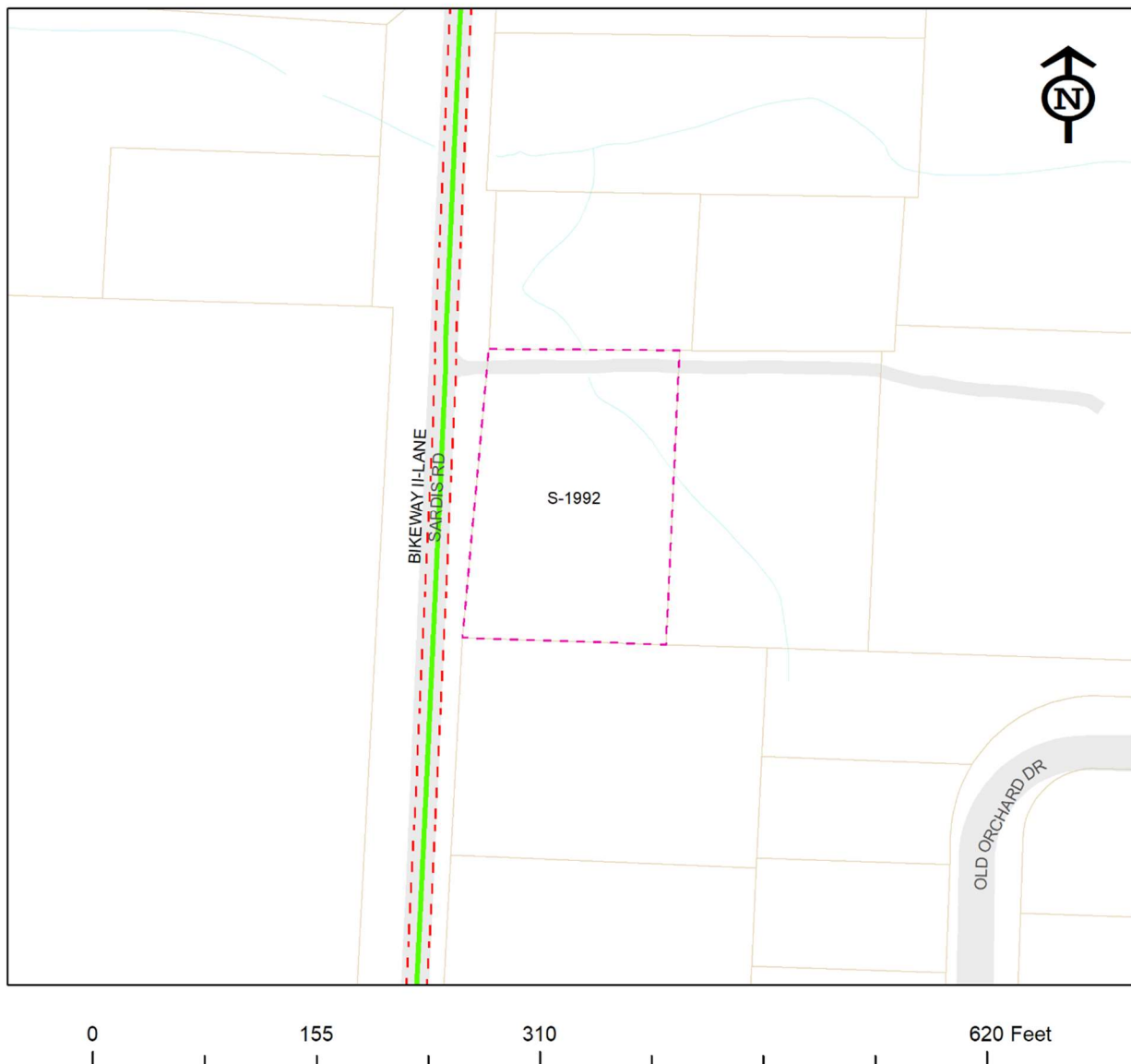
Surrounding the application area on the east side of Sardis Road are single family residences on large tracts of land in an area of Residential Low Density use. To the west of the site, across Sardis Road, are single family residences on large tracts of land in areas of Mixed Commercial Industrial (MCI) and Commercial (C) uses.

This site is not located in an Overlay District.

Master Street Plan:

Sardis Rd is 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 are required. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

## Master Street Plan S-1992





Bicycle Plan:

Sardis Rd is on the Master Bike Plan as a Proposed Class 2 Bike Lane. Class 2 Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to subdivide 0.69 acre of property into four (4) lots for single family residential development. The property is located on the east side of Sardis Road, within the 11700 block. A one-story single family residence is located within the south portion of the property, in the area of the proposed Lot 1. The remainder of the property is undeveloped and wooded.

The approximate sizes for the four (4) proposed lots will be as follows:

Lot 1 – 60 feet by 119 feet (7,137.65 sq. ft.)

Lot 2 – 55 feet by 119 feet (6541.83 sq. ft.)

Lot 3 – 55 feet by 119 feet (6,540.87 sq. ft.)

Lot 4 – 54 feet by 119 feet (6,533.92 sq. ft.)

The property is being subdivided as per the minor subdivision requirements as found in Section 31-142 of the City's Subdivision Ordinance as follows:

“Sec. 31-142. - Minor subdivisions.

- (a) The staff may authorize a combined preliminary and final review procedure for minor subdivisions. All plats submitted as minor subdivisions shall require review and approval by the planning commission.
- (b) In order to qualify as a minor subdivision, a proposed subdivision must meet the following requirements:
  - (1) The proposed plat does not create more than four (4) lots, tracts or parcels of land.
  - (2) The proposed plat is intended for residential or commercial use only and is not more than five (5) acres in size.

- (3) The proposed plat does not involve dedication of public street or access easement through rather than adjacent to the lot, tract or parcel proposed for subdivision.
- (c) Request for minor subdivision approval shall be made by the owner of the land to the department of planning and development. Subdivision requirements shall be the same as those required for the final plat. The planning commission shall review the plat at their next regularly scheduled monthly meetings. If the final plat is in conformance with the objectives and standards of this chapter and all required information is contained thereon, the planning commission shall certify its approval of the plat, making proper notation on the original tracing of the plat, and permit the plat's recording in the office of the circuit clerk."

The site is located adjacent to Sardis Road which is a minor arterial roadway. The driveway spacing requirement of Section 31-210 will not allow each of the proposed lots to have a driveway from Sardis Road. As such, the applicant is proposing a 20 foot wide access easement along the north property line of the proposed Lot 4 and along the east property line of proposed Lots 2 thru 4, providing rear access to the proposed lots.

Section 31-256 requires residential lots which front on a minor arterial roadway to have front platted building lines of not less than 35 feet. The proposed plat conforms with that requirement.

To staff's knowledge, there are no outstanding issues associated with the proposed minor subdivision plat. The applicant is requesting no variances. Staff believes that the proposed plat is appropriate for the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested minor subdivision 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.