

Development Code Revisions Executive Summary

Included on the Board of Directors Agenda for May 5, 2020, is an ordinance to make revisions to the Development Codes and particularly the alignment of services provided by both the Planning & Development and Public Works Departments. Approximately 50% to 60% of the presented revisions pertain to the shift in responsibility, which affects Chapters 23, 29, 30, 31 and 36.

Remaining sections of the codes are summarized as follows:

Chapter 15 - Landscaping and Tree Protection:

- Placement of trees under the Tree Restoration for Environmental Enhancement (T.R.E.E.) Funds are currently limited to the area where the infraction occurred as defined by section map. The limitation was replaced with a defined use area of a one (1)-mile radius from the site where the infraction occurred.
- The current requirements for preparation of a Landscape Plan has an undefined exclusion that any development less than an acre does not need plan prepared by a design professional. The exclusion was clarified indicating that anything two (2) acres or less be prepared by a design professional.
- In the section that defines standards for applying flexibility, verbiage was added to clarify that it is a staff level review and approval to adapting specific site condition to the Landscape Plan.

Chapter 29 - Stormwater Management and Drainage:

- The verbiage was aligned within several sections to follow the National Flood Insurance Program. A revision to the “Base Flood”, “Floodplain” definitions were in order.
- Currently the Minor Storm Event for the City’s Storm Drainage System is a ten (10)-year event. The minor storm designation was increased to a twenty-five (25)-year event.
- Within the land alteration regulations exemptions, the reference to agricultural zoned lands along with just properties abutting collectors was removed. Verbiage was added to assist staff in the control of erosion in the development of properties two (2) acres or less and clarified that it is the property owners responsibility to mitigate any offsite damage caused by such erosion.
- The section regarding the Grading Plan requirements for retaining walls was revised to remove the minimum distance for a curved section addition and inserted a visual aesthetic can be used as a wall break up. The ability for staff to approve different selections of vegetation plantings within a bench section of a wall was inserted.
- Increased the fees for Grading Permits.

Chapter 30 - Streets and Sidewalks:

- Clarified that the addition of a twenty (20)-foot width limitation on a residential driveway shall not apply to a paved driveway to a garage or carport, provided that the paved driveway does not exceed the width of the garage or carport and the distance from the right-of-way to the entrance of the garage or carport is less than fifty (50) feet. This is limited to two (2) car garages.
- Clarified that the minimum for all sidewalk construction within the jurisdiction of the City of Little Rock is five (5) feet, which aligns with the Master Street Plan.
- Aligned that all flexible and rigid pavement design shall be done in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Guide for Design of Pavement Structures, latest edition. This allowed removal of several Sections of Code within this Chapter.

Chapter 31 - Subdivisions:

- Removed the section that deals with Multiple Building Site Plan Review. This removal affected several sections of Code and Zoning Districts.
- Upon Planning Commission approval, the Subdivision Committee will be dissolved. The Subdivision Committee is a technical review where no votes are taken, and it can be accomplished at staff level. Any communication from the meeting with staff be sent to all Commissioners.
- Clarified the minimum design storm to be a twenty-five (25)-year event.

Chapter 36 – Zoning:

- Under Article II Division 5, Site Plan Review, this Division was removed in its entirety, as the section did not apply to all zoning jurisdictions. The Section only applied to R-6, High-Rise Apartment District; R-7, Mobile Home Park District; O-2, Office and Institutional District; C-2, Shopping Center District; I-1, Industrial Park District; and R-7a, Manufactured Home District. This plan review can be done at staff level, and if any variance is needed, the application will be sent to the appropriate Board or Commission. This change affected several sections within the Chapter.
- Due to current demand in a reduced single-family residential lot, the minimum square-footage of a lot was reduced from 7,000 to 6,000, and the minimum width was reduced from sixty (60) to fifty (50) feet.
- Proposed increase from twenty-five (25) feet to thirty-five (35) feet within C-1, Neighborhood Commercial Districts, from forty-five (45) feet to seventy-five (75) feet in I-1 and I-2, Light Industrial, Districts, and from sixty (60) feet to seventy-five (75) feet in I-3, Heavy Industrial Districts.
- Proposed revisions to the Highway 10 Design Overlay District (DOD) include the revision of the two (2)-acre minimum to exclude any lots of record that are currently two (2) acres or less. There are currently existing lots of record less than two (2) acres that cannot comply with this requirement. Stormwater detention may be allowed within the front

landscape buffer if it is underground, or if a concrete swale is added at the bottom of an above ground detention for conveyance to the outfall.

- In a Planned Zoning District, the proposal is to increase the substantial compliance, and that exceptions percentage can be increased from 5% to 20% can be approved at staff level.
- Under the Off-Street Parking and Loading Section, minor revisions were made to reduce to parking requirements for churches, general business, professional offices, retails sales and shopping centers. This is also attached with an allowance to increase the amount of offsite parking that can be used from 25% to 50%.
- Increased the maximum height of a residential fence to eight (8)-feet.
- Increased the height variance for signage from 15% to 20%.