

FILE NO.: Z-9930

NAME: The Scott Residential Townhomes – PD-R

LOCATION: 1701 Scott Street

DEVELOPER:

Riverwalk Properties, LLC (Owner)
PO Box 909
Rogers, AR 72757

OWNER/AUTHORIZED AGENT:

Thomas Engineering (Agent)
3810 N. Lookout Road
North Little Rock, AR 72116

SURVEYOR/ENGINEER:

Thomas Engineering (Agent)
3810 N. Lookout Road
North Little Rock, AR 72116

AREA: 0.17 acre NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 CENSUS TRACT: 47

CURRENT ZONING: R-4

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.17 acre site from R-4 to PD-R. The development includes a single building 31.9 feet in height and will contain twelve (12), one-bedroom townhouse style units on the eastern portion of the development. The applicant submitted and was approved by the Capitol Zoning District to develop the adjacent western lot to mirror the eastern lot proposed with this application. The eastern parcel, zoned R-4 will be developed during Phase I. Phase II will include the development of western parcel located within the Capitol Zoning District.

B. EXISTING CONDITIONS:

The site contains an undeveloped, grass covered lot with an existing concrete pad on the western portion along W. 17th Street. The surrounding properties contain a mixture of zoning and uses on all three sides. Properties west of the site are within the Capitol Zoning District.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. 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.
2. A grading permit might be required 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., Civil Engineering Private Development 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.
3. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
4. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
5. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's

stormwater management and drainage manual. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.

6. 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.
7. Any infrastructure within public right of way that is currently damaged or damaged during construction will be repaired or replaced at developer's expense before a final certificate of occupancy can be released for the building. This includes but not limited to the following: noncompliant curb and gutter, asphalt, sidewalk, accessible ramps, storm drainage infrastructure, or concrete driveway aprons. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA accessibility requirements.
8. Per City Code 31-117, as built stormwater drainage infrastructure information/data shall be submitted to the Department of Planning and Development Engineering Division prior to recording of the final plat. This information shall include but not limited to pipe inverts, length of pipe, size of pipe, type of pipe, slope of pipe, and type of inlets.
9. Department engineering staff is required to perform a final inspection of all street and stormwater infrastructure construction within the public right of way. City maintenance of the street and stormwater drainage infrastructure within the public right of way cannot officially begin until final acceptance by Department engineering staff. This needs to be completed and accepted by Department engineering staff prior to the developer acquiring a final certificate of occupancy for the buildings.
10. Per City Code 31-434, a 50% maintenance bond for all street and stormwater infrastructure constructed within the public right of way shall be submitted to Department engineering staff prior to recording the final plat. Before the 50% maintenance bond can be accepted, a contract unit bid price for every street and stormwater infrastructure construction item within the public right of way shall be submitted to Department engineering staff for review and approval.
11. Street pavement, sidewalks, curb and gutter, curb inlets, junction boxes, accessible ramps, and storm sewer infrastructure shall comply with City's specifications for construction as outlined in City Code Chapter 30.

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

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Energy: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. 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.
3. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
4. 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.
5. 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:

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.

Multi-Family Residential Developments

As per Appendix D, Section D106.1 of the 2021 Arkansas Fire Prevention Code Vol. 1. Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all building, including nonresidential occupancies are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

As per Appendix D, Section D106.2 of the 2021 Arkansas Fire prevention Code Vol. 1. Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

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 (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.

F. **BUILDING CODES/LANDSCAPE:**

Building Code: No comments received.

Landscape:

1. The property is located within the Capitol Zoning-O District - CAPO. City of Little Rock staff have no comment currently.

G. TRANSPORTATION/PLANNING: No comments received.

Rock Region Metro: No comments received.

Planning Division:

The request is in the Central City Planning District. The Land Use Plan shows Commercial (C) for the requested area. The Commercial (C) category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The application is to rezone from CAPO to PD-R. The purpose is for Townhomes.

This property lies within the Capitol Zoning areas that are regulated by the Capitol Zoning District Commission (CZDC), a state zoning commission. Permit applications to the City of Little Rock for properties within this area must be approved by the CZDC before the permit can be reviewed by Little Rock Planning & Development staff.

To the west of the subject site is a grocery store. On the south side of the site is a warehouse. North across E 17th Street is a single-family residence, to the west of which is general commercial use.

Master Street Plan:

Scott Street is a Collector on the Master Street Plan. Standard Right-of-Way is 60 feet. Sidewalks are required on one side.

Bicycle Plan:

Scott Street is on the Master Bike Plan as Proposed Class 3 Bike Route.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to rezone a 0.17 acre site from R-4 to PD-R. The development includes a single building 31.9 feet in height and will contain twelve (12), one-bedroom townhouse style units on the eastern portion of the development. The applicant submitted and was approved by the Capitol Zoning District to develop the adjacent western lot to mirror the eastern lot proposed with this application. The eastern parcel, zoned R-4 will be developed during Phase I. Phase II will include the development of western parcel located within the Capitol Zoning District.

The applicant notes it has not been determined if the units will be available for sale or rented.

The site contains an undeveloped, grass covered lot with an existing concrete pad on the western portion along W. 17th Street. The surrounding properties contain a mixture of zoning and uses on all three sides. Properties west of the site are within the Capitol Zoning District.

Vehicular access to the development will be located in the rear of the building through a wrought iron, fence-sliding gate along Cumberland Street. The property will be secured by a six (6) foot wrought iron gate on the north and east sides. Pedestrian access to the property will be through a gate located along Cumberland Street. The site plan shows a six (6) foot wood privacy fence securing the property along the south property line.

The site plan shows a five (5) foot front building setback from the property line along W. 17th Street, a fifty (50) foot setback from the rear (south) property line, and 16.06 foot setback from the side (west) property line.

Typically, Section 36-502 requires 1.5 parking spaces per unit. The applicant is proposing fourteen (14) parking spaces. Minimal off-street parking may be available along Cumberland Street. Staff feels the parking is sufficient to serve the use.

The site plan shows a dumpster area located in the southwest portion of the property in the rear of the building. Any dumpster installed must be screened and comply with Section 36-523 of the City's Zoning Ordinance.

The applicant did not provide a signage with this application. All signs must comply with Section 36-552 of the City's Zoning Ordinance (signs permitted multi-family zones).

All sight lighting must be low-level and directed away from adjacent properties.

Staff is supportive of the requested PD-R rezoning. To staff's knowledge, there are no outstanding issues associated with this application. The applicant is requesting no variances with this application. Staff feels that the proposed multi-family development will add both character and provide an additional residential living option towards in-filling the area in this part of the city. Several properties in the area contain undeveloped lots in all directions. Although the development will create a minor increase in the overall traffic in the immediate area, staff feels that it will have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(FEBRUARY 8, 2024)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff analysis” above. The item remained on the Consent Agenda for Approval. The vote was 9 ayes, 0 nays and 2 absent. The application was approved.