

FILE NO.: Z-9322

NAME: Townhouse Apartments Short-form PD-R

LOCATION: Located at 15901 Taylor Loop Road

DEVELOPER:

Tan Hong and Pham Phoung
27 Weatherstone Point
Little Rock, AR 72211

OWNER/AUTHORIZED AGENT:

Tan Hong and Pham Phoung, Owner
TAG Construction Co. Inc. McKinley Adams, Agent

SURVEYOR/ENGINEER:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72065

ARCHITECT:

Gordon Duckworth
920 Cape Street
Little Rock, AR 72223

AREA: 0.91-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 19 – Chenal

CENSUS TRACT: 42.12

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Six (6) units of multi-family housing

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The existing site is approximately 0.91-acres and will be less after right of way dedication for both Taylor Loop Road and Gooch Drive. The initial site plan presented with the application will be adjusted once coordination with the required agencies has occurred. The property is currently zoned R-2, Single-family and the applicant is proposing to rezone the property to PD-R, Planned Development Residential. Six (6) total residential units, four (4) along the south side of the site and two (2) units on the north side of the site, will be separated by two (2) hour fire rated construction unless local fire marshal required fire sprinkler system. Each unit will have attached two (2) car garages, which will meet minimum parking requirements. No ADA accessible parking spaces are required and no residential units are required to be ADA compliant for this development.

The units are proposed with 1,700 square feet of floor area excluding the garages. The units are proposed three (3) bedrooms with two (2) bathrooms and a half-bath powder room.

The building envelope is to be balloon frame construction consisting of wood studs, wood i-joint floor framing and pre-engineered wood truss roof framing. Structures are to meet or exceed minimum requirements of the Arkansas Energy Code and the Arkansas Fire Prevention Code. The exterior skin is to be a combination of fiber cement siding and trim with masonry veneer base and accents. The initial design language is "Prairie" or "Craftsman" style.

The two (2) building structures are to be angled to one another to open up the site lines and accommodate vehicular circulation and services. The minimum landscape requirements will be met or exceeded.

The proposed construction will be concrete slab-on-grad on compacted engineered fill material to keep finished floor elevation above historical flooding levels. Recent improvements west of Gooch Drive include an elevated "mini-levee" and stabilization with stone rip rap on geotextile fabric.

The development in the future may convert to a condominium association but integration with utilities, metering, management or other factors will need to be considered.

B. EXISTING CONDITIONS:

The site contains a single-family home located on the southeast corner of Taylor Loop Road and Gooch Drive. The City recently completed a street and drainage project in this area. Taylor Loop Road has been constructed to a collector street standard but was striped with two (2) vehicle travel lanes and two (2) bike lanes. There are single-family homes located north of the site along Gooch Drive and Taylor Loop Road. There is a developing zero lot line subdivision located to the

northwest of this site on Bella Rosa Place. South of the site is a single-family subdivision, Madison Valley. There are townhomes located to the east of the site with their access drive located on Montgomery Road. Gooch Road is a narrow unimproved roadway extending south to a dead-end accessing a few single-family homes.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Westchester Property Owners Association and the Madison Valley Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Taylor Loop Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30-feet from centerline will be required.
2. Due to the proposed use of the property, the Master Street Plan specifies that Gooch Road for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30-feet from centerline.
3. A 20-foot radial dedication of right-of-way is required at the intersection of Taylor Loop Road and Gooch Road.
4. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
5. Provide a Sketch Grading and Drainage Plan per Section 29-186 I. The subject property floods several times per year. The recently completed Taylor Loop Road street widening project did not alleviate the flooding of this property.
6. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Gooch Road including 5-foot sidewalks with the planned development. The new back of curb should be located 15.5-feet from centerline.
7. A grading permit in accordance with Section 29-186 I and (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.
8. Stormwater 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 owner's association.
9. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.

10. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway, Travis Herbner, therbner@littlerock.gov or 501.379.1805 for more information.
11. 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. For City of Little Rock service within the site a turnaround must be provided of sufficient size for City of Little Rock trash truck or the trash receptacles should be taken to Gooch Road.
12. 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.
13. Show proposed location(s) of USPS cluster box units in conformance with USPS and City of Little Rock policy design standards.

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. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location. However, there is a three phase, overhead power on the north side of this property along Taylor Loop Road and a single phase power line running along the east side of Gooch Drive. Construction of the project requires that all applicable clearances to the power lines be maintained during and after construction of the Townhouses. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment 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 the Little Rock Fire Department is required.

3. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
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. Additional fire hydrant(s) will be required. Contact the Little Rock Fire Department to obtain information regarding the required placement of the hydrant(s) and contact Central Arkansas Water regarding procedures for installation of the hydrant(s).

Fire Department: Full Plan review required. Contact the Little Rock Fire Department Captain Tony Rhodes for additional information.

Parks and Recreation: No comment received.

County Planning: No comment received.

F. Building Codes/Landscape:

Building Code: Project is subject to full commercial plan review and approval prior to issuance of a building permit. For information on submittal requirements and the review process. This project will require fully developed Architectural, Structural, Civil and MEP Plans. Contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.gov.

Landscape: No comment.

G. Transportation/Planning:

Rock Region Metro: Rock Region Metro suggests constructing sidewalks on Gooch Road.

Planning Division: This request is located in Chenal Planning District. The Land Use Plan shows Residential Low Density Use (RL) for this property. Residential Low category provides for single family homes at densities not to exceed six (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 remain less than six (6) units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PD-R (Planned Development Residential) to build six (6) townhouses units on 0.9 acres of land (6.66 units/acre).

Master Street Plan: North of the property is Taylor Loop Road and it shown as a Collector on the Master Street Plan. West of the property is Gooch Drive and it shown as a Local Street on the Master Street Plan. The primary function of a

Collector Road is to provide a connection from Local Streets to Arterials. The primary function of a Local Street is to provide access to adjacent properties. A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Taylor Loop Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (April 25, 2018)

The applicant was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff requested information concerning the proposed signage plan, any proposed fencing and the proposed construction materials of the buildings. Staff also requested the maximum building height for the proposed building.

Public Works comments were addressed. Staff stated right of way dedications were required on both the abutting streets and a radial dedication or right of way was required at the intersection of the two (2) streets. Staff requested a sketch grading and drainage plan for the proposed development. Staff stated the City's Stormwater Detention Ordinance would apply to the development of the site. Staff stated no residential waste collection service would be provided on private streets. Staff stated with the site development street improvements to the abutting streets was required.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicant submitted a revised site plan and cover letter to staff addressing most of the technical issues associated with the request. The applicant has provided the proposed signage plan, proposed fencing and the proposed construction materials of the buildings. The applicant has also noted the maximum building height for the proposed building.

The request is a rezoning from R-2, Single-family to PD-R, Planned Development Residential, to allow the site to be redeveloped with six (6) units of townhomes. The site currently contains 0.91-acres. The land area will be less after right of way dedication for both Taylor Loop Road and Gooch Drive.

The plan indicates six (6) total residential units; four (4) units located along the south side of the site and two (2) units on the north side of the site. The units will be separated by two (2) hour fire rated construction unless the local fire marshal

requires a fire sprinkler system. Each unit is proposed with an attached two (2) car garage. The units are proposed with 1,700 square feet of floor area of heated and cooled space, excluding the garage area. The units are proposed three (3) bedrooms with two (2) bathrooms and a half-bath powder room. The maximum building height proposed is 28-feet 6-inches to the roof ridge.

The plan indicates the placement of a ten (10) foot building setback along the southern perimeter of the site. The plan indicates a 20-foot building setback along Gooch Road and a minimum setback of 25-feet from Taylor Loop Road. The minimum building setback along the eastern perimeter is 15-feet.

The site plan indicates the placement of a two (2) car garage for each unit. The zoning ordinance typically requires multi-family developments to provide one and one-half (1 ½) spaces per unit. The parking as indicated is more than adequate to meet the typical minimum parking requirement.

The applicant indicates no development signage is proposed. Staff recommends should signage be desired in the future signage be limited to signage allowed in multi-family zones or a maximum of six (6) feet in height and 24 square feet in sign area. Building signage, if proposed, should be limited to a maximum of ten (10) percent of the façade area abutting the public streets.

The applicant has indicated there will not be fences placed on the perimeters due to the flooding hazards of the site. The applicant notes fences around patio areas will be placed for each unit. Areas along the south property line will be six (6) foot high for the length of the four (4) units. A six (6) foot wood fence will also be placed around the patio areas of the homes along the northern portion of the site.

The development is proposed in a single phase. The development in the future may convert to a condominium association but is currently not being considered.

Staff is supportive of the applicant's request. The applicant is seeking approval of the rezoning to allow the development of six (6) townhomes with a density of 6.66 units per acres, just over the density typically allowed per the future land use designation of Residential Low. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development of the site as proposed is appropriate.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(MAY 17, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item stating they were requesting a deferral of the item to the June 28, 2018, public hearing to allow additional time for a flood study to be completed. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes and 3 absent.

STAFF UPDATE:

Staff is continuing to review the applicant's submission concerning the drainage plan and the stormwater detention. Staff will provide the Commission with an update at the June 28, 2018, public hearing.

PLANNING COMMISSION ACTION:

(JUNE 28, 2018)

The applicant was present. There was one (1) registered objector present. Staff presented the item with a recommendation of approval. Staff stated they had worked with the applicant on the site drainage. Staff stated the property was 0.9-acres in size with the upstream drainage basin consisting of 422-acres. Staff stated the applicant proposed to exceed the drainage requirements found in the Little Rock Stormwater Management and Drainage Manual. Staff stated the applicant proposed to provide stormwater detention for the 25-year storm event even though detention was not required to be provided with the property being less than one (1) acre. Staff stated the applicant was proposing to provide more stormwater storage volume on the site than the pre-developed condition. Staff stated appropriate landscaping in the area proposed to store the stormwater would be tolerant of the temporary ponding conditions.

Mr. Jess Griffin stated he would yield his time to the opposition.

Ms. Shirley Nettles addressed the Commission in opposition of the request. She stated her home was across the street from the proposed development. She stated she had lived in this area for 36-years. She stated before Madison Valley she had not had problems with water. She stated even though Madison Valley provided detention there was still flooding problems after the development. She stated in three (3) years she has had water in her garage three (3) times. She stated water over flowed Taylor Loop Road and drained into a ditch that ran along-side her property. She stated she had to buy flood insurance to protect her home. She stated she had lived in an area that had previously not been a flood prone area and now her home was located in an area that was prone to flooding.

Mike Hood, Public Works staff, addressed the Commission stating there were drainage problems in this area. He stated the proposed development site was less than one (1) acre which typically did not require detention to be provided. He stated the drainage basin was over 400 acres. He stated this development was and had been an area of detention

storage for a number of years. He stated Madison Valley did provide detention based on the ordinance requirements but it was difficult to predict storms which exceeded the 25-year storm event.

Commissioner Latture questioned if the development of this site would have an impact on the existing drainage problems in the area. Staff stated this development have no impact on the existing drainage issues in the area.

Jess Griffin addressed the Commission stating this development was less than one (1) acre of a 422 acre drainage basin. He stated this property had provided flood relief for the area over the past few years. He stated the development would provide detention for the potential stormwater run-off and would provide additional detention storage for the area. He stated this development would allow water to come into the site and be stored for later discharge. He stated this development was .0002 percent of the watershed. He stated the impact of this development was very small compared to the overall watershed.

There was a general discussion by the Commission as to the area and the flooding concerns. Commissioner Laha stated there was no solution for the neighbors. He stated the neighbors did not have anything they could do about the flooding. Commissioner May stated maybe development should be slowed in areas with flooding issues.

Mr. Griffin stated this development would allow water to pond and would lessen the flooding concerns. He stated the development was providing more storage than existed today. He stated the development of the site would help the downstream conditions.

The chair entertained a motion for approval of the item including all staff recommendations and comments. The motion carried by a vote of 6 ayes, 3 noes and 2 absent.