

January 11, 2024

ITEM NO.: 16

FILE NO.: Z-9923

NAME: Wolfsbridge Community Park – Conditional Use Permit

LOCATION: 901 Brookside Drive

DEVELOPER:

Senior Care, Inc. (Owner)  
1001 Bent Tree Lane  
Searcy, AR 72143

OWNER/AUTHORIZED AGENT:

Joe White & Associates, Inc (Agent)  
25 Rahling Circle, Suite A-2  
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Joe White & Associates, Inc (Agent)  
25 Rahling Circle, Suite A-2  
Little Rock, AR 72223

AREA: 0.48 acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 4

PLANNING DISTRICT: 3

CENSUS TRACT: 22.03

CURRENT ZONING: R-2

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a conditional use permit to allow a neighborhood park (playground) within Tract C of the Wolfsbridge at Leawood Subdivision (Phase 1). Park amenities will include pickleball courts, two (2) seating areas, playground and dog park.

B. EXISTING CONDITIONS:

Tract C, Block 1 of the Wolfsbridge at Leawood is an undeveloped tract. The tract is bordered by Brookside Drive to the east. There are single-family residences to

the north and south of the proposed park. There are a mixture of zoning and uses surrounding the site.

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. Proposed Community Park shall comply with all accessibility code requirements for recreation facilities as outlined in ICC a117.1 Accessible and Usable Buildings and Facilities Chapter 10 Recreational Facilities.

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

Little Rock Water Reclamation Authority:

1. If you plan to construct any wastewater infrastructure, please submit drawings to LRWRA for review and approval.

Entergy: No comments received.

Summit Utilities: 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.

Fire Department: No comments.

Parks and Recreation: No comments received.

County Planning: No comments.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division: No comments.

H. ANALYSIS:

The applicant is requesting a conditional use permit to allow a neighborhood park (playground) within Tract C of the Wolfsbridge at Leawood Subdivision (Phase 1). Park amenities will include pickleball courts, two (2) seating areas, playground and dog park.

Tract C, Block 1 of the Wolfsbridge at Leawood is an undeveloped tract. The tract is bordered by Brookside Drive to the east. There are single-family residences to the north and south of the proposed park. There are a mixture of zoning and uses surrounding the site. A detention pond is located north of park.

The proposed neighborhood park will consist of a 30'x30 playground and a 45'x20' dog park areas within the southern portion of the tract. Two (2) seating areas (bleachers) will be located ten (10) feet from the west property line along Brookside Drive. The park will also contain two (2) pickleball courts enclosed by a seven (7) foot high fence with setbacks ranging from 8.4 feet to 11.5 feet along the eastern property line.

The seating areas are intended for neighborhood residents awaiting play for the pickleball courts or watch the current games. There will also be a mixture of tables with bleachers. The amenity package is for residents of the Wolfsbridge community only. The intent is for them to walk to the courts, therefore parking spaces will not be included.

Access to the park will be from entrances to the north and south along Brookside Drive. The neighborhood park will be accessible to residents from 6am to 10pm.

The applicant is not proposing any signage at this time. All signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in one- and two-family zones).

The applicant notes the POA will maintain the neighborhood park including the collection and disposal of trash.

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

Staff is supportive of the requested conditional use permit to allow a neighborhood park within the Wolfsbridge Subdivision. Staff views the request as reasonable. The proposed park should prove to be a quality addition for the neighborhood and its residents. Similar park areas are located within single-family subdivisions throughout the City. Staff feels the proposed neighborhood park should have no adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested conditional use permit, subject to compliance with the comments and conditions outlined in paragraphs D, E, and F, and the staff analysis, of the agenda staff report.