

FILE NO.: Z-4765-D

NAME: Chenal Road Self Storage Long-form PD-C

LOCATION: Located on the East side of Autumn Road, just North of Barnes and Noble

DEVELOPER:

KOLP Irrevocable Trust, UTD
9800 Maumelle Boulevard
North Little Rock, AR 72113

ENGINEER:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 8.1459 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

CURRENT ZONING: O-2, Office and Institutional

ALLOWED USES: Office

PROPOSED ZONING: PD-C

PROPOSED USE: Self storage

VARIANCE/WAIVERS:

1. A variance from the City's Land Alteration Ordinance to allow grading of the entire site with the development of the first phase.
2. A variance from Section 30-41 and 31210 to allow the drive on Autumn Road nearer the property line than typically allowed.

BACKGROUND:

The site was zoned O-2, Office and Institutional District on February 3, 1987, by the adoption of Ordinance No. 15,240. The rezoning placed conditions on the approval. A 50-foot open space buffer was required along the northern and eastern perimeters of

the site. The zoning also placed a condition on the site that the building height was to be limited to the O-3, General Office District building height. The building height allowed in the O-3, General Office Zoning District is 45-feet with additional height allowed for each one (1) foot of setback beyond the required building setback not to exceed 60-feet.

On January 19, 2006, the Little Rock Planning Commission approved a request for a zoning site plan review to allow the development of this site with a multi-story office building. The approval allowed the construction of a 60,000 square foot, three story medical office building and surgery center/clinic. The building was located in the center of the site with terraced parking lots around the building. The total parking proposed was 250 cars arranged on both sides of the building, with on-grade access to the first and second floors. The topography of the site was utilized giving the appearance of a two (2) story building from the south side and a three (3) story building from the north side. Two (2) curb cuts on Autumn Road were proposed.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The project is located on the east side of Autumn Road, just north of Barnes and Noble. The project consist of 204,840 square feet of self-storage located in four (4) buildings. The plan includes the development in two (2) phases. An office containing 3,536 square feet, a wine storage area of 1,446 square feet, Building A containing 15,850 square feet and Building B containing 80,808 square feet will be constructed in the first phase. Building C containing 88,2000 square feet and Building D containing 15,000 square feet will be constructed in the second phase.

The request includes a variance from the City's Land Alteration Ordinance to allow grading of the entire site with the development of the first phase. The request also includes a variance from the Subdivision and Master Street Plan Ordinances to allow the drive on Autumn Road nearer the southern property line than typically allowed.

B. EXISTING CONDITIONS:

The site is tree-covered with steep slopes. A drainage ditch occurs along the north edge of the property, and a deep swale occurs at the northeast corner of the site. The site is nicely forested with medium sized pine and hardwood trees. Autumn Road, adjacent to the site, has not been constructed to Master Street Plan standard.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls and a number of calls and letter in opposition from area property owners. All property owners located within 200 feet of the site along with the Birchwood Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Autumn 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. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Autumn Road including 5-foot sidewalks with the planned development. The new back of curb should be located 36 feet from the existing back of curb on the west.
3. Street Improvement plans shall include signage and striping. Center turn lane striping should be provided on Autumn Road. Public Works must approve completed plans prior to construction.
4. A grading permit in accordance with Section 29-186 (c) 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. If the project is proposed to be phased, will an advanced grading variance be requested for future phases with construction of Phase 1?
5. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).
6. Stormwater detention ordinance applies to this property.
7. Downstream of the subject property has experienced flooding in the past. City of Little Rock has made improvements downstream. Per Section 29-102 an evaluation should be conducted on the basis of existing downstream development and any analysis of stormwater runoff with and without the proposed development. If the proposed development will cause or increase downstream flooding conditions, additional stormwater detention or other steps must be provided.
8. 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.
9. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering, Greg Simmons, gsimmons@littlerock.org or 501.379.1813 for more information
10. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The proposed driveway location is less than 300 feet from other driveways and 150 feet from the side property line. A variance must be requested for the driveway location.
11. Provide a letter prepared by a registered engineer certifying the sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.

12. Per Section 29-189(d), groups of trees and individual trees that are not to be removed or are located within required undisturbed buffer areas shall be protected during construction by protective fencing and shall not be used for material storage or for any other purpose.
13. 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.
14. Retaining walls designed to exceed 15 feet in height are required to seek a variance for construction. Provide proposed wall elevations.
15. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to Public Works for approval. After construction, an as-built certification is required for construction of the retaining wall.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: No stormwater detention basin or levee to be constructed within 10-feet of a sewer main. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. Overhead power lines exist on the west, north and east sides of this property but should not interfere with the proposed use of the property. Caution should be used when cutting in the drive on Autumn Drive as an overhead line is in the proximity. Contact Entergy in advance regarding future service requirements to the development, line extension, and future facilities locations 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. A water main extension will be needed to provide water service to this property.
3. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.

4. 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.
5. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
6. Contact Central Arkansas Water regarding the size and location of water meter.
7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water 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 Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
8. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of a Customer Owned Line Agreement is required.
9. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives area used, a reduced pressure zone back flow 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 2012 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.

Loading. Maintain fire apparatus access road design as per Appendix D of the 2012 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.

Gates. Maintain fire apparatus access road gates as per Appendix D of the 2012 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.

Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 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 (Captain Tony Rhodes 501.918.3757 or Capt. John Hogue 501-918-3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: The area is not currently served by METRO. The area is part of our future plans for local service and service enhancements. We have no comments on this development.

F. ISSUES/TECHNICAL/DESIGN:

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, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.org or
Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the I-430 Planning District. The Land Use Plan shows Office (O) for this property. The Office category includes services provided directly to consumers (e.g. legal, finance, medical) as well as general offices which support more basic economic activities. The applicant has applied for a rezoning from O-2, Office and Institutional District to PDC (Planned Development Commercial District) to allow for the development of a mini-storage facility on the site.

Master Street Plan: Autumn Road is shown as a Collector on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class III Bike Route shown along Autumn Road. Bike Routes require no additional right-of-way or pavement markings, but only a sign to identify and direct the route.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. The maximum dimension required shall be fifty (50) feet.
3. Trees and shrubs are required planted adjacent to street right-of-way. Plant material is to be provided at one (1) tree and three (3) shrubs for every 30 linear feet. Existing trees and vegetation can be used to satisfy landscape requirements. A minimum thirty-six (36) foot street buffer will be required along Autumn Road.
4. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
5. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property or the right-of-way of any street. This strip shall be at least nine (9) feet wide. One (1) tree and three (3) shrubs or vines shall be planted for every thirty (30) linear feet of perimeter planting strip.
6. An irrigation system shall be required for developments of one (1) acre or larger.

7. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (September 16, 2015)

Mr. Tim Daters of White Daters and Associates and Mr. Keith Richardson, the developer, were present representing the request. Staff presented an overview of the item stating there were a number of outstanding technical issues in need of addressing related to the site plan. Staff requested additional information concerning the development plan, the intended use of the property and the overall proposed operational hours of the development. Staff requested the applicant provide the proposed materials, the building heights and areas for outdoor storage.

Public Works comments were addressed. Staff stated a dedication of right of way to 30-feet from centerline was required on Autumn Road. Staff also stated street improvements were required to Autumn Road per the Boundary Street Ordinance and the Master Street plan. Staff stated a center turn lane was required on Autumn Road. Staff requested Mr. Daters provide a sketch grading and drainage plan for the development. Staff also questioned the location and height of any proposed retaining walls. Staff stated an engineer's certification was required for all walls both pre and post construction.

Landscaping comments were addressed. Staff stated the street buffer appeared to be less than the minimum ordinance requirement per the zoning ordinance. Staff also stated screening was required along the site's perimeters where abutting a less restrictive use. Staff noted any trees or existing vegetation which could be saved would be given credit toward fulfilling the landscape ordinance requirements.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. 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 additional information concerning the development plan, the intended use of the property and the overall proposed operational hours of the development. The applicant has also provided the proposed materials, the building heights and areas for outdoor storage.

The request is a rezoning from O-2, Office and Institutional to Planned Development Commercial to allow the development of the site with mini-warehouse. The project consists of 204,840 square feet of self-storage

located in four (4) buildings. The plan includes the development in two (2) phases. A 3,536 square foot office, a 1,446 square foot wine storage, Building A containing 15,850 square feet and Building B containing 80,808 square feet will be constructed in the first phase. Building C containing 88,200 square feet and Building D containing 15,000 square feet will be constructed in the second phase. With the first phase the slab for building C will be developed. The slab will be used for outdoor storage of boats, rv's and other items until the actual building is constructed. Upon full build-out of the buildings no outdoor storage is proposed.

The development is proposed with a manager unit upstairs above the office to allow 24-security of the mini-warehouse development. The applicant has stated the residence may not be used during the first phase but will be available if and when the residence is desired. Each of the units will have individual door alarms to notify the office when a person is entering their unit. All areas of entry and exit to storage property will have cameras and be recorded including all entrances to each individual buildings.

The site plan indicates two (2) gated entrances with key code entry. The hours of operation for the office are 7:00 am to 6:00 pm daily. The gate hours are 7:00 am to 10:00 pm daily. The applicant states 95 percent of the tenants will be limited to 7:00 am to 10:00 pm gate access hours. He states less than five (5) percent of units will pay an extra \$25 fee per month to be allowed 24-hour access. 24-hour access is primarily used by pharmaceutical reps that need access to run their business.

The office will provide retail sales of boxes and moving materials. Within the office/main building there will be a wine locker storage area of approximately 1,500 square feet. This area includes a tasting room to accommodate 15 - 20 people. No alcohol sales are proposed. The area is a room to allow wine clubs to share wine with other members. In addition the building will contain a conference room that will hold eight (8) to ten (10) people. The conference room will be provided to the tenants of the mini-warehouse development as a meeting space which will be provided free of charge. Within the main building there will also be two (2) computer work stations and printers for the tenant use also free of charge for those customers that do not have a formal office setting. The site plan includes a dumpster location. The note on the plan states if a dumpster is placed on the site it will be fully screened with masonry walls and serviced only during weekday office hours.

The site plan indicates the placement of 49 parking spaces to serve the site. The applicant has stated trucks or trailers for moving will not be rented from the site. The parking calculated for warehouse development is calculated at one space per 2,000 square feet of floor area up to 50,000 square feet and one (1) space per 10,000 square feet of floor area over 50,000 square feet. The parking typically required for a warehouse development would be 43 parking spaces.

The buildings are proposed as one (1) and two (2) story buildings. The buildings will match the grade of the site with one side of the building being at grade with the drive on the upper unit and the “back side” of the building being at grade with the drive creating a stair step through the site. The single story buildings will not exceed 20-feet in height. The two (2) story building will typically not exceed 20 feet in height on the high side. The western end caps will not exceed 50 feet in height on Building B or 30 feet in height on Building A. Building materials will be a mix of materials including painted stucco, architectural insulated metal panels, glass and split face CMU bands.

The applicant has indicated a single ground sign will be placed along Autumn Road. The sign is proposed as the maximum allowed by ordinance. Since the property is currently zoned office the maximum sign allowed would be six (6) feet in height and 64 square feet in area. Building signage is proposed on the west and south side of the western end cap for Building B. The sign location on the south façade is located without public street frontage. The total sign area on each cap will not exceed 500 square feet.

The site plan indicates the placement of a decorative iron fence six (6) feet in height along Autumn Road and the southern perimeter which will tie into Building A. A six (6) foot wood fence is proposed along the northern and western perimeters. The backs of the buildings in other locations will act as security for the development.

The request includes a variance from the City’s Land Alteration Ordinance to allow advanced grading of the site with the development of the first phase. The applicant has indicated the advanced grading is necessary to allow the site to balance with cuts and fills. The site shows to detain stormwater underground within pipes for the 25 year storm event. The final review and approval of the proposed detention design to conform to the requirements of the City of Little Rock Stormwater Management and Drainage Manual will occur prior to the issuance of a grading permit.

The request also includes a variance from Section 30-43 and 31-210 to allow the placement of a drive nearer the property line than typically allowed. The drive is indicated less than 150 feet from the southern property line. The drive is proposed at this location to align with the existing drive located across Autumn Road. The driveway immediately to the south is a service drive for the shopping center fronting Chenal Parkway and has limited traffic. The location as shown is necessary to match the proposed site grades.

Staff is supportive of the applicant’s request. Although the site is indicated as Office on the City’s Future Land Use Plan and is zoned O-2, Office and Institutional staff feels the development as proposed will be less intrusive to the neighborhood. The site plan indicates the placement of a 50-foot OS, Open Spaced zoned buffer and there is an additional 30-foot platted undeveloped right of way between the OS buffer and the adjacent single-family homes. The applicant has indicated building heights along the eastern perimeter (adjacent to

the single-family homes) will not exceed 20-feet. In addition staff feels the limited hours of access to the facility with few customers accessing the site on a 24-hour basis will have less of an impact on the nearby homes than a typical office development.

I. 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.

Staff recommends approval of the variance request to allow the placement of the access drive on Autumn Road nearer the property line that typically allowed.

Staff recommends approval of the variance request to allow advanced grading of the entire site with the construction of the first phase of the storage facility.

PLANNING COMMISSION ACTION:

(OCTOBER 8, 2015)

The applicant was present. There were no registered objectors present. Staff presented the item stating the applicant had submitted a request dated September 28, 2015, requesting deferral of this item to the November 19, 2015, public hearing. Staff stated they were supportive of the deferral request. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes and 2 absent.

STAFF UPDATE:

Based on additional information provided by the applicant staff recommends deferral of this item to the December 17, 2015, Public Hearing to allow staff additional time to review the revised material provided.

PLANNING COMMISSION ACTION:

(NOVEMBER 19, 2015)

The applicant was present. Staff presented a recommendation of deferral of the item to allow them additional time to review information provided by the applicant. Staff presented a recommendation of deferral of this item to the December 17, 2015, Public Hearing. Staff stated the applicant was agreeable to the deferral request. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.

PLANNING COMMISSION ACTION:

(DECEMBER 17, 2015)

The applicant was present. There were no registered objectors present. Staff presented the item stating the applicant had met with the Birchwood Neighborhood Association and had made agreements concerning the future development of the site. Staff read into the record a statement from the Birchwood Neighborhood Association concerning flooding, maintenance of open space and visual separation. The following is the agreement made with Mr. Richardson and the Neighborhood Association:

1. Flooding is the primary concern that needed to be addressed.
 - a. Mr. Richardson will be installing 4 grate covered "ditches" in the 30 foot space between each building to catch water.
 - b. He will be installing gutters at the roof lines with downspouts that direct the water flow into the "ditches".
 - c. The water collected in the "ditches" will filter through the earth and end up in the two (2) stormwater detention basins located to the north east of the property.
 - d. When the engineer Tim Daters of White Daters and Associates conducts the required water flow tests, the results will be provided to the Birchwood Neighborhood Association.
2. Maintaining the Open Space (OS) zoning and privacy to the North and East of the property is of great concern.
 - a. Mr. Richardson has agreed to leave the existing 50 foot zoned Open Space (OS) to the North and East in place and revised his request with Planning to only rezoned the O-2, Office and Institutional zoned portion of the property to PDC.
3. Privacy and visual separation was an issue addressed to most residents' satisfaction.
 - a. To the East, there is an abandoned 30 foot ROW behind the residents' homes. With the zoned 50 foot OS, this gives 80 feet of buffer. Mr. Richardson will be installing a wood privacy fence at the 80 foot line and planting an additional 25 feet of landscape buffer giving 105 feet of buffer.
 - b. To the North, the closest building will have a brick back and will not have any lighting facing Birchwood. If the building is visible after development, Mr. Richardson has agreed to work directly with affected residents to plant additional landscaping as needed.
4. Concerns regarding light pollution were resolved when Mr. Richardson informed us that all his lighting will be attached to the buildings and downcast.

Staff represented a recommendation of 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. Staff presented a recommendation of approval of the variance request for the placement of the driveway on Autumn Road. Staff presented a recommendation of approval of the variance request to allow advanced grading of future phases with the development of the first phase.

There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.