

FILE NO.: Z-6810-A

NAME: Dogwood Partners Short-form PD-O

LOCATION: 3023 West 7th Street

DEVELOPER:

Dogwood Partners, LLC
417 Main Street
Little Rock, AR 72201

OWNER/AUTHORIZED AGENT:

Hilbun Home Improvement, LLC/ owner
Dogwood Partners, LLC/authorized agent

SURVEYOR/ENGINEER:

Hope Consulting
117 S. Market Street
Benton, AR 72015

AREA: 0.3 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 3

PLANNING DISTRICT: 9

CENSUS TRACT: 48

CURRENT ZONING:

R-3

ALLOWED USES:

Single Family

PROPOSED ZONING:

PD-O

PROPOSED USE:

General – Professional Office

VARIANCE/WAIVERS:

None requested.

BACKGROUND:

The structure occupying the site is a circa 1926 service station. The property was zoned “B” single family under the adoption of the 1937 zoning code. For years the building was occupied by a series of uses. The building has been vacant for several years and the

property has lost its non-conforming status. On August 8, 1963 the commission denied a request to rezone the property from "B" single family to "G" office. On February 17, 2000 the commission accepted the withdrawal of an application to rezone the site from R-3 to PCD.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting approval of a POD zoning to allow for renovation of the building for professional office space. The plan indicates a future 1,860 square foot addition although there are no immediate plans to expand.

B. EXISTING CONDITIONS:

The site is occupied by a 1,200 square foot, one-story brick and frame structure. The building was once occupied by an automotive service station. The front of the property is paved with a mixture of concrete and brick pavers. The former Woodruff School is located across 7th Street to the north. That property was zoned to PD-R to accommodate a proposed mixed use development. Lamar Porter ball field and Billy Mitchell boys club are located to the northwest. Residential properties, primarily single family, are located around the site.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Capitol View-Stiff Station Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that W. 7th Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. Due to the proposed use of the property, the Master Street Plan specifies that Johnson Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
3. A 20 feet radial dedication of right-of-way is required at the intersection of W. 7th St. and Johnson St.
4. Provide a dimensioned parking plan with striping and drive aisles.
5. Parking is not permitted within the public right-of-way. No vehicle backing into the public street is permissible.
6. At time of site development at the time building expansion occurs, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to 7th St. and Johnson St. including 5-foot sidewalks with planned development.

7. Obtain a franchise agreement from Public Works (Bennie Nicolo, 371-4818) for the private improvements located in the right-of-way.

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

Little Rock Water Reclamation Authority: Sewer Available to this site.

Entergy:

Entergy does not object to this proposal. There do not appear to be any conflicts with existing electrical utilities at this location currently. However, the proposal indicated that a future addition for a structure on the SW corner of the property could happen. There is an existing overhead power line running along the east side of Johnson St. Care must be used to maintain NESC and OSHA required clearances to this power line. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water:

NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

Full Plan Review

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.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2012 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.

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.

Commercial and Industrial Developments – 2 means of access. - Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1

Section D104.1 Buildings exceeding three stories or 30 feet in height. Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.

Section D104.2 Building exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provide with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all building are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Requirements for Dead-end fire apparatus access roads.

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 (Daniel Tull 501-377-1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501-918-3757). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comments received.

County Planning: No comments 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, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.gov or
Steve Crain at 501-371-4875; scrain@littlerock.gov

Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval are required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724; crichey@littlerock.org or
Steve Crain at 501-371-4875; scrain@littlerock.gov

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.

2. Any existing vehicular use area that does not meet current code requirements may continue as nonconforming until such time a building permit is issued to rehabilitate a structure on the property exceeding fifty (50) percent of the current replacement cost of the structure. At such time fifty (50) percent of the existing vehicular use area shall be brought into compliance with current code and shall continue to full compliance on a graduated scale based upon the percentage of rehabilitation cost.
3. Any new building rehabilitation or expansion may require the existing landscaping, buffer, or vehicular use areas not meeting the current code requirements to be brought into compliance. Existing vehicular use areas may continue as nonconforming until such time as a building permit is granted to enlarge or reconstruct a structure on the property exceeding ten (10) percent of the existing gross floor area. At such time ten (10) percent of the existing vehicular use area shall be brought into compliance on a graduated scale.
4. 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. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

This request is located in I630 Planning District. The Land Use Plan shows Mixed Use (MX) for this property. The Mixed Use Category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three. The applicant has applied for a rezoning from R-3 (Single Family District) to POD (Planned Office District) office uses as an allowable use and a future building addition.

Master Street Plan: West of the property is Johnson Street and it is shown as a Local Street on the Master Street Plan. North of the property is W 7th Street and it is shown as a Local Street on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". 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: There is a Class III Bike Route shown on 7th Street. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

Revised plat/plan: Submit responses to staff issues and four (4) copies of a revised preliminary plat/plan (to include the additional information as noted above) to staff on or before April 10, 2019. If you have any questions please contact Dana Carney, dcarney@littlerock.gov or 501.371.6817 or Jamie Collins, gcollins@littlerock.gov or 501.371.6818.

H. SUBDIVISION COMMITTEE COMMENT: (April 3, 2019)

The applicant was present. Staff presented the item and noted there was some additional information needed. Staff specifically noted that the survey and site plan were not to scale, making it difficult for staff to measure setbacks and pavement area. Staff asked the applicant to provide proposed days and hours of operation, to locate the dumpster/trash collection area and screening and to provide a signage plan. Staff commented that any new site lighting should be low level and directional, shielded downward and into the site.

Public Works comments were presented and discussed. Once again, staff requested a dimensioned plan. Staff stated no vehicle backing out into the street was permissible. The applicant responded that the parking already backed into the street. Staff commented that some of the parking problems were created by the proposed expansion; that without the expansion it was possible to utilize the existing paved area in such a manner so as vehicles did not back into the street. The applicant responded that he might drop the proposed expansion from his application. Staff advised him to provide a properly dimensioned plan for staff to review.

Comments from the other departments and reviewing agencies were noted. The appellant was advised to respond to staff issues by April 10, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant submitted responses to the issues raised at subdivision committee. A properly dimensioned, revised site plan was submitted. Using the existing paved area at the front of the site, the parking has been reconfigured to provide four parking spaces with a single driveway off of 7th street. All required right of way has been shown to be dedicated. Normal office hours will be Monday-Friday, 8 am – 6 pm. The office will not be open to the public outside of those hours but employees may work overtime as required. The site will not have a dumpster. The trash collection area has been shown on the east side of the building. Screening will be placed around that area. The only signage proposed is a wall sign on the front façade of the building. No new site lighting is anticipated at this time. If any is added, it should be low-level and directional, shielded downward and into the site.

The applicant is still showing a proposed 1,860 square foot future expansion onto the rear of the building. It will be a one-story addition designed to match the architecture of the existing building. The existing building requires 3 on-site parking spaces for an office use. As was noted, the applicant is providing 4 spaces with

the initial occupancy of the existing building. The proposed 1,860 square foot addition requires 4 parking spaces for an office use. With the one extra space provided in phase 1, 3 additional spaces are required. The applicant has proposed utilizing on-street parking. Staff believes it is more appropriate to provide that parking on site when there is a viable way to accomplish that. There is a paved alley at the rear of the site. Staff believes it would be best to construct the required parking at the rear of the site, off of the alley, in conjunction with the future addition. Staff does not believe the alley would have to be improved to accommodate the addition of the 3 spaces.

Otherwise, to staff's knowledge there are no outstanding issues.

J. STAFF RECOMMENDATION:

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

Staff recommends that three additional on-site parking spaces be provided in conjunction with the future addition.

PLANNING COMMISSION ACTION:

(APRIL 25, 2019)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 10 ayes, 0 noes and 1 absent.