

FILE NO.: Z-4470-I

NAME: Lot 2 Chenal Commercial Park Short-form PCD

LOCATION: Located on the West side of Wellington Hills Road in the 100 Block of Wellington Hills Road

DEVELOPER:

Rowan Development
12206 West Markham Street
Little Rock, AR 72211

SURVEYOR:

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

AREA: 3.2776 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 5 PLANNING DISTRICT: 19 CENSUS TRACT: 42.16

CURRENT ZONING: O-3, General Office District

ALLOWED USES: General Office

PROPOSED ZONING: PCD

PROPOSED USE: Hotel and C-1, Neighborhood Commercial District uses

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from O-3, General Office District to PCD, Planned Commercial Development District, to allow the development of the site with two (2) buildings. The plan indicates a 98 room hotel and a 6,000 square foot commercial building. The commercial uses proposed for the new building are the uses as allowed within the C-1, Neighborhood Commercial Zoning District. The applicant indicates a restaurant is not proposed for the retail building due to the lack of parking available to serve a restaurant user. The plan indicates 148 parking spaces to serve the hotel and the retail building.

The applicant indicates at this time the property is vacant and undeveloped. The proposal is to allow the development of the site in two (2) phases. The proposed hotel property is located on the western portion of the lot and is proposed to begin construction within six (6) months of the rezoning approval. The proposed single story 6,000 square foot retail building is proposed to begin construction approximately one (1) year after the rezoning approval.

B. EXISTING CONDITIONS:

The site is tree covered located just north of the Wellington Hills Road and Chenal Parkway intersection. To the south of the site is a Wal-greens, fast food restaurant an auto service business and a church. Across Wellington Hills Road is a bank and a former automobile dealership which is being converted to commercial uses including restaurant space and a bowling alley. North of the site is an office use, tutoring, and further north is undeveloped C-1, Neighborhood Commercial District zoned property. This area includes a variety of uses including mini-warehouse, multi-family, churches, a large grocery and residential homes. At the southeast intersection of Chenal Parkway and Wellington Hills Road the Little Rock Planning Commission recently approved a Site Plan Review application to allow the placement of a convenience store with gas pumps.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Kanis Creek and the Parkway Place Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
2. A grading permit in accordance with Section 29-186 (c) & (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. Is a variance being requested to advance grade future phases with construction of Phase 1?
3. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).
4. 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 land owner.

5. 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.
6. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Travis Herbner, Public Works Traffic Engineering, at 501.379.1805 or therbner@littlerock.gov for more information.
7. All driveways shall be constructed with concrete aprons per City Ordinance. The driveway apron radius cannot extend beyond the projection of the side property line to the street. The driveway radius cannot be greater than 15-feet.
8. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. The proposed driveway is less than 50-feet from the existing Walgreens driveway to the south. Driveway spacing on an arterial street is 300-feet from other driveways and intersections and 150-feet from side property lines. Due to the limited street frontage and the Central Arkansas Water raw water line, the proposed driveway should be moved to the north and centered on the subject property between the two (2) existing driveways. The width of driveway must not exceed 36-feet.
9. Any land alteration or encroachments within water line easement must be approved by Central Arkansas Water.
10. 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.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site. Capacity fee analysis required. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy requires more information on the location of this proposal. The print provided gave the block number and a lot number, but no other landmarks to be able to match the location with Entergy's facilities mapping system. There is the potential that an Entergy Transmission line borders the property. More specific information relevant to the Transmission line and its easement may be required.

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. The plan indicates considerable drainage, parking lot, and driveway improvements over two (2) existing large diameter Central Arkansas Water water mains. These water mains must be protected and not damaged during construction of improvements. Central Arkansas Water request cross sections along the centerline of the two (2) water mains indicating elevations, grades and improvement sections, subject to review and modification by Central Arkansas Water before any approval of this improvement is made.
3. 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.
4. 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.
5. 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.
6. 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.
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. 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 back flow preventer shall be required.

Fire Department:

1. 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.
2. 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.
3. 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.
4. 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
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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.
5. 30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

- a. D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 30', approved aerial fire apparatus access roads shall be provided. For the purposes of this section the highest roof surfaces shall be determined by measurement to the eave of a pitched roof, the intersection of a roof to the exterior wall, or the top of the parapet walls, whichever is greater.
 - b. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - c. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
 - d. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.
6. 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 replaced 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.
7. 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.
8. 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 (Capt. 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: Location is not currently served by METRO but is in our long range plans. Please provide more detail in site plan regarding the pedestrian access to the site.

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.gov or
Mark Alderfer at 501.371.4875; malderfer@littlerock.gov.

Planning Division: This request is located in Chenal Planning District. The Land Use Plan shows Office (O) for this property. The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for a rezoning from O-3 (General Office District) to PCD (Planned Commercial Development) to allow construction of a Hotel and retail building with C-3, General Commercial District uses as allowable uses.

Master Street Plan: East of the property is Wellington Hills Road and it is shown as a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Wellington Hills Road since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

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. 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.
4. 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. Perimeter planting strips are partially deficient on the south and west sides of the property.
5. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall be three hundred (300) square feet. Interior islands must be a minimum of seven and one half ($7 \frac{1}{2}$) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
6. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These shall be provided at the rate equivalent to planter strip three (3) feet wide along the vehicular use area. One (1) tree and four (4) shrubs shall be planted in the building landscape areas for each forty (40) linear feet of vehicular use area abutting the building. Landscape areas will need to be added for the commercial building.
7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger.

8. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
9. 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: (May 17, 2017)

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 questioned the proposed uses for the commercial building. Staff requested information concerning the proposed signage plan. Staff also stated all site lighting was to be low level and directional, directed downward and into the site. Staff question the location of the proposed dumpster and requested the applicant provide the hours of dumpster service.

Public Works comments were addressed. Staff requested the applicant provide a sketch grading and drainage plan. Staff stated the driveway location was a concern and should be moved to the center of the property or share a driveway with Wal-greens to the south. Staff questioned if a variance from the Land Alteration Ordinance to allow grading of both phases with the initial development was being requested. Staff stated damage to public and private property due to the hauling operations or operation of construction related equipment was to be repaired by the responsible party prior to the issuance of a certificate of occupancy.

Landscaping comments were addressed. Staff stated a perimeter planting strip was required around the site a minimum of nine (9) feet. Staff stated a minimum of eight (8) percent of the interior paved areas were to be landscaped. Staff stated developments of two (2) or more acres required a landscape plan stamped with the seal of a registered landscape architect. Staff stated screening was required for the vehicular use areas adjacent to the street right of way.

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.

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 the proposed signage plan and indicated the hours of dumpster service will be limited to 7 am to 6 pm Monday through Friday.

The request is a rezoning of the site from O-3, General Office District to PCD, Planned Commercial Development District, to allow the development of the site

with two (2) buildings. The plan indicates a 98 room hotel and a 6,000 square foot commercial building. The commercial uses proposed for the new building are the uses as allowed within the C-1, Neighborhood Commercial Zoning District. The applicant indicates a restaurant is not proposed for the retail building due to the lack of parking available to serve a restaurant user. The plan indicates 148 parking spaces to serve the hotel and the retail building.

The proposal is to allow the development of the site in two (2) phases. The proposed hotel property is located on the western portion of the lot and is proposed to begin construction within six (6) months of the rezoning approval. The proposed single story 6,000 square foot retail building is proposed to begin construction approximately one (1) year after the rezoning approval.

The applicant indicates a monument sign along Wellington Hills Road. The sign is proposed as a monument sign with a 100 square foot sign area. The sign is proposed with a maximum height of ten (10) feet. Building signage is proposed on the southern and eastern facades of the buildings. The building signage is proposed not to exceed ten (10) percent of the façade area on the wall the signage is placed.

The applicant indicates the hotel with a building envelope of 10,900 square feet. The plan indicates the hotel with four (4) floors and a building height of 50-feet. The applicant indicates the hotel will serve food and beverage options to its guest as is customary of many hotel operations. There will be a small meeting space that will largely function as common areas throughout the hotel. There is no dedicated large volume meeting space planned for the hotel nor is there a dedicated restaurant or bar planned for the hotel that is proposed to serve outside customer.

The plan indicates the placement of 127 parking spaces for the site. Parking for a hotel and motels is typically based on one (1) space per guestroom, plus an additional ten (10) percent of the total of all parking spaces required for developments larger than twenty (20) rooms for employees and non-guest users patronizing meeting rooms, restaurants and other facilities. Parking for the 98 room hotel would typically require 107 parking spaces. Parking for a retail development is typically based on one (1) parking space per 300 gross square feet of floor area. Parking for the 6,000 square foot retail center would typically require 20 parking spaces. The applicant has indicated a restaurant is not a use being requested for this development. This would result in the need for 127 parking spaces to serve the development.

The request includes a variance from the City's Land Alteration Ordinance to allow grading of both phases with the development of the first phase. The applicant notes the grading is necessary to allow the site to balance and allow the access drive to be constructed into the site.

Staff is supportive of the applicant's request. The applicant is seeking approval of a rezoning of the site to allow the development of a hotel and retail building in two (2) phases on this currently vacant parcel. The applicant has indicated a restaurant is not a part of the uses being request. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the development as proposed is appropriate.

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 from the City's Land Alteration Ordinance to allow grading of both phases with the development of the first phase.

PLANNING COMMISSION ACTION:

(JUNE 8, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with 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 from the City's Land Alteration Ordinance to allow grading of both 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 11 ayes, 0 noes and 0 absent.