

FILE NO.: Z-9509

NAME: McLean Lofts Short-form PID

LOCATION: 1020 East 6th Street

DEVELOPER:

Dan Fowler
1300 East 6th Street
Little Rock, AR 72202
501-607-0405

OWNER/AUTHORIZED AGENT:

DDG Holdings LLC/Owner
Dan Fowler/Authorized Agent

SURVEYOR/ENGINEER:

Cromwell /Architect & Engineer

AREA: 0.23 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 7 CENSUS TRACT: 2

CURRENT ZONING: UU, Urban Use District

ALLOWED USES: UU Uses

PROPOSED ZONING: PID, Planned Industrial Development

PROPOSED USE: Retail, Multi-Family Residential, and Millwork Shop

VARIANCE/WAIVERS: None requested.

BACKGROUND:

This property is situated in the UU, Urban Use district and Presidential Park Design Overlay District. The UU district was established to continue the development of the downtown core with a traditional urban form allowing for a mixture of uses within the

district and within individual structures. The Presidential Park DOD is intended to create a quality vital atmosphere for commercial businesses, offices, and residents. Buildings, parking areas, signage, landscaping and street furnishings are to be designed to complement and encourage pedestrian use during the day and evening.

The site is developed with an industrial building.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is seeking to allow the conversion of an existing industrial/manufacturing building into a mixed-use facility that would include a new small-scale retail tenant, two residential units, and the continued use of the west half of the building as a millwork shop.

B. EXISTING CONDITIONS:

The property contains an industrial building.

To the north is a microbrewery and restaurant.

An industrial use and contractor yard is located to the east across McLean Street.

Undeveloped property zoned R-4A, Low Density Residential is to the south across East 6th Street.

A wireless telecommunications tower and associated equipment is situated to the west.

This area is transitioning to a mixed-use area with primarily office, commercial and institutional uses with complementary residential uses.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any public comments on this request. Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Hanger Hill Neighborhood Association.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. A 20 feet radial dedication of right-of-way is required at the intersection of 6th St. and McLean St.
2. With site development, provide design of street conforming to the Master Street Plan. Construct one-half street improvement to 6th Street and McLean Street including 5-foot sidewalks with planned development. New curb and

gutter should be installed along 6th St. in line with existing curb and gutter to the east and west.

3. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
4. Sidewalks with appropriate handicap ramps required in accordance with Sec. 31-175 of the Little Rock Code and the Master Street Plan adjacent to McLean Street. The sidewalk must be placed within the right-of-way or sidewalk easement in its entirety. The existing sidewalk adjacent to 6th Street should be widened to 5 ft. in width if not already to comply with standard details.
5. The existing McLean St. pavement width is about 28 ft. The proposal is to narrow McLean St. to only 20 ft. wide. McLean St. should be constructed to provide at least 26 ft. of street width.
6. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
7. Street lights are required by Section 31-403 of the LR code. Provide plans for approval to Traffic Engineering. Street lights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineer 379-1813 (Greg Simmons) for more info.
8. Obtain permits prior to doing any street cuts or curb cuts. Obtain barricade permit prior to doing any work in the right-of-way. Contact Traffic Engineering at (501) 379-1805 (Travis Herbner) for more information.
9. 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.
10. The existing undersized stormwater inlet at the intersection of E 6th Street and McLean Street should be reconstructed in conformance with CLR standard detail PW-1A.
11. The proposed parking spaces are located within the public right-of-way. The spaces will be available for public parking. No proposed parking spaces will be exclusive or reserved for this development. Appropriate signage must be installed at each parking space for back-in parking. No wheel stops are permitted within the right-of-way. If wheel stops are desired, the curb can be configured to function as wheel stops.

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. Entergy has existing 3-phase facilities to the north of the proposed development. There does not appear to be any conflicts with existing electrical utilities at this location. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

CenterPoint Energy: No comment.

AT & T: No comment received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

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.

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 Little Rock Fire Department is required.

If there are facilities that need to be adjusted and/or relocated, contact CAW. That work would be done at the expense of the developer.

Contact CAW regarding the size and location of the water meter.

The facilities on site will be private. When meters are planned off private lines, private facilities shall be installed to CAW's material 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.

Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. CAW 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 CAW. The test results must be sent to CAW's Cross Connection Section within 10 days of installation and annually thereafter. Contact the Cross Connection

Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector valve assembly. If additives are used, a reduced pressure backflow preventer shall be required.

Fire Department:

Full Plan Review

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.

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

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.

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.

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.

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.

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 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 received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code:

Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is 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. Site plan must comply with the City's minimal landscape and buffer ordinance requirements, the (UU) Urban Use District and the Presidential Park Overlay District.
2. **Sec. 36-342.1. - UU urban use district**, Street trees a minimum of three-inch caliper shall be required. The trees shall be located a minimum of two (2) feet off the back of a curb and shall be thirty (30) feet on center and no closer than

- thirty (30) feet to a street intersection with a water source provided. The tree canopy shall be maintained at least eight (8) feet above the sidewalk.
3. In accordance with the Presidential Park Overlay District (Sec. 36-414. - Sidewalks and landscape.) street trees should be Shademaster honey locust (*Gleditsia triancathos inermis* "Shademaster"), Red sunset maple (*Acer rubrum* "Red Sunset") or Shumard Oak (*Quercus shumardii*).
 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 comment received.

Planning Division: The request is in the I-30 Planning District. The Land Use Plan shows Mixed Use Urban (MXU) for the requested area. The Mixed Use Urban category provides for a mix of residential, office and commercial uses not only in the same block but also within the same structure. This category is intended for older "urban" areas to allow dissimilar uses to exist, which support each other to create a vital area. Development should reinforce the urban fabric creating a 24-hour activity area. Using the Planned Zoning District or the Urban Use District, high and moderate density developments that result in a vital (dense) pedestrian oriented area are appropriate. The application is a change the property from UU (Urban Use District) to PID (Planned Industrial Development) District to allow the conversion of the existing building to two dwelling units, commercial space and a millwork shop. The site is within the Presidential Park Design Overlay District.

Master Street Plan: To the south is 6th Street and it is a Collector on the Master Street Plan. To the east is McClean Street and it is a Collector on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. 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 East 6th Street. Bike Routes require no additional right-of-way, but either a sign or pavement marking to identify and direct the route.

H. SUBDIVISION COMMITTEE COMMENT:

March 11, 2020

The applicant was present. Staff presented the item to the committee.

Planning staff asked the applicant to confirm the number of proposed residential units, provide information on proposed signage, the days and hours of commercial/industrial operations, and more specifics on the proposed uses for commercial space.

Public works comments included the requirement for a 20-foot radial dedication of right-of-way is required at the intersection of 6th Street and McLean Street.

Also, half-street improvements to both 6th Street and McLean Street were to be constructed with development. In addition, curb and gutter should be installed along 6th Street in alignment with the existing curb and gutter to the east and west. Sidewalks with appropriate accessible ramps are required adjacent to McLean Street. The sidewalk must be placed within the right-of-way or sidewalk easement. The existing sidewalk adjacent to 6th Street should be widened to 5 feet in width to comply with standard details.

The existing McLean Street pavement width is approximately 28 feet. The proposal is to narrow McLean Street to 20 feet wide. McLean Street should be constructed to provide no less than 26 feet of pavement width.

The existing undersized storm water inlet at the intersection of East 6th Street and McLean Street should be reconstructed in conformance with city standards.

The proposed parking spaces are located within the public right-of-way; therefore, the spaces will be available for public parking. No proposed parking spaces will be exclusive or reserved for this development. Appropriate signage must be installed at each parking space for back-in parking. No wheel stops are permitted within the right-of-way. If wheel stops are desired, the curb can be configured to function as wheel stops.

Landscape comments were directed toward the specific requirements of the Presidential Park Design Overlay District and the Urban Use District.

The applicant was advised responses and revisions are to be received by March 18, 2020. The committee forwarded the item to the full commission.

I. ANALYSIS:

A revised site plan and comment responses were provided by the applicant.

The applicant confirmed two residential units are proposed for the project.

Signage is not ready for review and approval at this time. After the proposed signage is designed, the applicant will submit for approval, with the potential for a revision to this PID.

The millwork shop typically operates from 7 am to 6 pm on weekdays. The commercial space would likely keep similar hours for office or retail use. A restaurant use might be in operation from 7 am to 9pm every day of the week.

The plan currently calls for the commercial space to be built out for use as a small café or restaurant; however, it might become an office or boutique retail use.

A 20-foot radial dedication of right-of-way will be made at the intersection of East 6th Street and McLean Street and the required half-street improvements with sidewalks will be constructed with the redevelopment of the building.

The storm water inlet at the intersection of East 6th Street and Mclean Street will be reconstructed in conformance with city standards.

Landscaping will be provided to meet or exceed the standards for the UU district and Presidential Park DOD.

The applicant has revised the site plan to remove the head-in parking along McLean Street. The parking along McLean Street has been changed to parallel spaces. Staff supports this parking plan. In the future, if the property to the east redevelops staff will revisit the parking design along McLean Street for this property.

It appears all technical issues have been addressed.

Staff is supportive of the concept of repurposing a portion of this building to add additional commercial space and residences to the neighborhood.

J. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(MAY 14, 2020)

The applicant was present. There were no persons present registered in support or opposition. 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.