

FILE NO.: Z-9401

NAME: 7900 Doyle Springs Short-form PID

LOCATION: 7900 Doyle Springs Road

DEVELOPER:

Bemis Tree Farm, Inc.
13296 Asher Road
Little Rock, AR 72206

OWNER/AUTHORIZED AGENT:

Bemis Tree farm, Inc. /owner
Wright Lindsey Jennings, LLP/authorized agent

SURVEYOR/ENGINEER:

Cunningham Surveying
2105 Lorange Drive
Little Rock, AR 72206

AREA: 2.3 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 2 PLANNING DISTRICT: 14 CENSUS TRACT: 41.07

CURRENT ZONING: R-2

ALLOWED USES: Single Family; Non-Conforming Light Industrial Use

PROPOSED ZONING: PID

PROPOSED USE: I-2 Light Industrial Uses

VARIANCE/WAIVERS: None requested.

BACKGROUND:

The property contains a 7,620 square foot, one story warehouse/light manufacturing building and an area of asphalt paved parking. The building was constructed in 1965. This property was annexed into the City with the 1982 general election annexation. At the time of annexation, the property was zoned R-2 single family and the use occupying the

building was rendered non-conforming. Subsequent to the 1982 annexation, there have been no efforts to rezone the property to an appropriate non-residential zoning category. Recent amendments to the zoning code related to non-conforming sites have made it more difficult to change uses.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The current owners of the property are seeking approval of PID zoning for the site to recognize the existing development and to allow I-2 light industrial uses. The Zoning Code requires the planned development process when a property occupied by a non-conforming development is proposed for rezoning. The applicants are proposing no change to the site development. The request is to allow for use of the existing building for uses allowed in the I-2 zoning district. No outdoor uses are proposed.

B. EXISTING CONDITIONS:

The eastern 1/3 of the property is occupied by the industrial building and asphalt paved parking. The remainder of the property is mostly wooded and undeveloped. A hauling company is located on the PD-I zoned property to the east. A multi-tenant warehouse building is located to the northeast. Vacant I-2 property is adjacent to the north and a manufactured home park is located to the west. Interstate 30 is one block to the north.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Upper Baseline and SWLRUP Neighborhood Associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Doyle Springs 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. Obtain a franchise agreement from Public Works (Bennie Nicolo, 371-4818) for the private improvements such as existing parking 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. Electrical service is already provided to the structure on this property from an overhead power line at the front of the property. Contact Entergy in advance to discuss electrical service requirements, extensions, or adjustments to existing facilities.

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: No comments.

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

Landscape: No Comment.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

This request is located in Geyer Springs East Planning District. The Land Use Plan shows Residential Medium Density (RM) for this property. The Residential Medium Density category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12)

dwelling units per acre. The applicant has applied for a rezoning from R-2 (Single-Family District) to PID (Planned Industrial District) to recognize an existing developed non-conforming site and allow I-2 uses.

Master Street Plan: East of the property is Doyle Spring Road and it is shown as a Collector on the Master Street Plan. The primary function of a Collector Road 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 are no bike routes shown in the immediate vicinity.

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 some additional information was needed. The applicant was asked to provide a signage plan, days and hours of operation, a site lighting plan and a fencing plan. The applicant was advised to locate the dumpster/trash collection area and required screening. Staff stated dumpster service hours should be limited to 7 am to 6 pm, Monday – Friday due to the proximity of residential. Staff asked if any outdoor storage area was proposed.

Public Works and Landscape comments were presented. Comments from other departments and reviewing agencies were noted. The applicant 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 from subdivision committee. Signage will comply with that allowed in industrial zones. Days and hours of operation are undetermined. Staff does not view that as a pressing issue in light of the surrounding uses and zoning and no outdoor uses are proposed. Any dumpster will be located out of the front setback and screened to comply with code. Dumpster service hours will be limited to 7 am – 6 pm, Monday – Friday. Any new site lighting will be low level and directional, shielded downward and into the site. No fencing is proposed at this time. Any new fencing will comply with that allowed in industrial zones.

Staff is supportive of the proposal. No changes are proposed to the site. This zoning Acton will allow for continued use of the existing building for light industrial uses. No outdoor uses are proposed.

J. STAFF RECOMMENDATION:

Staff recommends approval of the requested PID zoning 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:

(APRIL 25, 2019)

The applicant was present. There were no objectors present. Staff informed the commission that, on April 18, 2019, the applicant had requested deferral of the item to allow for consideration of a possible change to the proposed use. There was no further discussion. The item was placed on the consent agenda and deferred to the June 6, 2019 agenda. The vote was 10 ayes, 0 noes and 1 absent.

STAFF UPDATE AND RECOMMENDATION:

The applicant has amended the application to include having a small dwelling unit/apartment within the existing building, not to exceed 10% of the area of the 7,620 square foot building. No other changes are proposed to the application as submitted. Staff is supportive of this modification. Staff recommends approval of the requested PID zoning, as amended, 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:

(JUNE 6, 2019)

The applicant was present. There were no objectors present. A letter of support had been sent by the Upper Baseline-Windamere Neighborhood association and an e-mail of support was sent by SWLRUP. Staff presented the item and a recommendation of approval as outlined in the "Staff update and 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 8 ayes, 0 noes and 3 absent.