

FILE NO.: Z-9782

NAME: Dunnick Mixed Use – PCD

LOCATION: 6024 Stagecoach Road

DEVELOPER:

Ron Woods (Agent)
Woods Group Architects
1401 Bishop Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

Amelia Huerta & Jose Quintanilla (Owner)
7 Jack Nicholas Cove
Little Rock, AR 72210

SURVEYOR/ENGINEER:

Brooks Surveying, Incorporated
20820 Arch Street Pike
Little Rock, AR 72065

AREA: 1.68 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 12

CENSUS TRACT: 24.05

CURRENT ZONING: R-2

VARIANCE/WAIVERS:

1. A variance to allow reduced driveway spacing.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 1.68 acre site from R-2 to PCD to allow for a mixed-use development. The development will include a restaurant, Barber/Beauty Salon and car wash utilizing the existing buildings on the site. The applicant is requesting all C-3 permitted uses be allowed as alternate uses.

B. EXISTING CONDITIONS:

The property is surrounded by R-2 zoning in all directions. The property is currently vacant with three (3) vacant structures not in use. The site previously operated as grocery store, coin laundry and a car wash. There are several commercial zoning uses in the immediate area, east and west, along the Stagecoach corridor.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS:

1. Any infrastructure within public right of way that is currently damaged or damaged during construction will be repaired or replaced at developer's expense before a final certificate of occupancy can be released for the building. This includes but not limited to the following: noncompliant curb and gutter, asphalt, sidewalk, accessible ramps, storm drainage infrastructure, or concrete driveway aprons. All work within state right-of-way shall conform to ARDOT standards and specifications.
2. Any work involving one (1) or more acres of disturbed area requires a State of Arkansas NPDES permit. Contact the Arkansas Department of Environmental Quality, NPDES branch at 501-682-0744 for applications and information about General Stormwater Discharge Construction Permit #ARR150000.
3. Stagecoach Road is classified as a principal arterial per City's master street plan. Therefore, a dedication of an additional total right of way of 55 feet will be required from the centerline of the street or centerline of the right of way depending on the location of each.
4. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement. Exception to this requirement is described in City Code 29-100:

"If an existing site with an existing coefficient of runoff of 1.0 (totally impervious) is developed, no on-site detention or in-lieu fee for detention is required. Also, if an existing site is developed whereby the coefficient of runoff is reduced to a lesser value, no on-site detention or in-lieu fee is required."
5. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual with submission of the street construction plans for the subdivision. For final drainage report, sign, date, and seal the report per AR State Board of Professional Engineers and

Professional Surveyors rules Article 12, Section B (1) (a). Provide engineer's certification statement saying this drainage report was conducted by yourself or directly under your supervision and attesting to the accuracy of the information within this report.

6. The Department requires three (3) phase sediment and erosion control (SEC) plans to be submitted for all construction projects showing best management practices (BMPs) for mitigating sediment runoff and erosion along with vegetation specifications for temporary and permanent soil stabilization. Phase 1 SEC plans shall show SEC BMPs during the stripping, clearing, grubbing, and rough grading of the site. Phase 2 SEC plans shall show SEC BMPs during construction of utilities, buildings, roadway infrastructure and drainage infrastructure. Phase 3 SEC Plans shall show SEC BMPs for final grading, seeding, and landscaping of the site.
7. Sediment and Erosion Control plans shall also show the pertinent information as outlined in ADEQ ARR150000 Permit Part II section A-4-H (1-14) and Part II section A-4-I-2 (A-B).
8. Street stormwater and detention infrastructure design standards shall comply with the City's Stormwater Management and Drainage Manual (2016) including City Code Chapters 29, 30, and 31.
9. Whenever access to State Highways is needed for residential or commercial purposes, an access driveway permit is required. These permits are issued by the Permit officer for the District in which the driveway will be located. Please contact ARDOT District 6 permit officer at 501-569-2266.
10. A special permit is issued for work on the Arkansas Department of Transportation right of way that is not an access driveway. The permit is issued by the Permit officer for the District in which the special permit is requested. Please contact ARDOT District 6 permit officer at 501-569-2266.
11. Provide accessible route from the accessible parking stalls' aisles to proposed buildings' entrances in accordance with Section 402 & 502 of ICC A117.1-2017 and 2012 Arkansas Fire Prevention Code Sections 1104.
12. Accessible parking stalls and aisles shall comply with standards as outlined in ICC A117.1-2017.
13. Per City Code 31-210 (e) (1) for arterial streets, a lot will require six hundred twenty- five (625) feet of frontage for two (2) drives. If two driveways are still desired for this site by the developer, a variance request will have to be filed with application for the planning commission's consideration per City Code 31-210 (j).
14. Per City Code 31-210 (e) (1) for arterial streets, driveway spacing shall be three hundred (300) feet. Driveway spacing shall be centerline to centerline or centerline to right of way of an intersecting collector street or street of higher classification. Minimum spacing from the property line shall be one hundred fifty (150) feet. Maximum driveway width is thirty-six (36) feet. Revise driveways to meet above requirement accordingly or request a

variance from these requirements on the application filed with Department of Planning and Development staff for the planning commission's consideration.

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

Little Rock Water Reclamation Authority:

1. Submit plans and specifications for proposed sewer infrastructure to LRWRA for review and approval.

Entergy: No comments received.

Summit Utilities: No comments received.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Provide a 15-ft separation between water facilities and fueling facilities.
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 Little Rock Fire Department is required.
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. Provide a 10-ft utility easement along the road frontage.

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.

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. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

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 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.

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 Fire Marshal Derek N. Ingram 501-918-3756 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: No Comments Received.

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. A land use buffer equivalent to six (6) percent of the average width / depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet. Easements cannot count toward fulfilling this requirement. The required screening shall extend the full length of a property where any outside activity is located for ten (10) feet on either side of such activity. The activities to be screened include, but are not limited to, parking lots, drives, sanitation areas, commercial static display of merchandise, loading docks, utility service facilities and heating and air conditioning equipment. Where development which requires screening abuts land use of a more restrictive nature at least eighty (80) percent of the view of the vehicular use area and parked vehicles shall be screened to not be visible when viewed from the adjacent property. A wooden fence may satisfy sixty-five (65) percent of the requirement and evergreen trees may be used to satisfy the balance. Screening standards are intended to apply during all seasons of the year. A minimum of fifty (50) percent of the trees and a minimum of seventy-five (75) percent of the shrubs to be used for screening purposes shall be evergreen varieties. Maximum spacing of fifteen (15) feet for trees and three (3) feet for shrubs should normally be utilized in order to provide continuous full screening of the view. **The northern and western boundaries of the site will require this buffer.**

3. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half (½) the full width requirement but in no case be less than nine (9) 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.
5. Building landscape areas 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.
6. The interior landscape area of the vehicular use area shall, at a minimum, equal eight percent (8%) of the vehicular use area and must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty (150) or fewer parking spaces. Interior islands must be a minimum seven and one half (7 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. Please indicate the square footage of the areas considered for the interior landscape area.
7. An automatic irrigation system to water landscaped areas shall be required for developments of one (1) acre or larger. Developments of less than one (1) acre shall have a water source within seventy-five (75) feet of the plants to be irrigated.
8. All lawn areas shall be sodded with a regionally appropriate turfgrass species. There should be no hydroseeding.
9. Evergreen shrubs should be containerized. All shrubs are to be a minimum of 18 inches in height at installation.
10. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
11. 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:

The request is in the 65th Street West Planning District. The Land Use Plan shows Neighborhood Commercial (NC) for the requested area. The Neighborhood

Commercial category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area. The application is to rezone from R-2 (Single Family District) to PCD (Planned Commercial Development) to recognize an existing development for redevelopment as a restaurant and hair care facility.

Surrounding the application area in all directions is Residential Low Density (RL) land. The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre. To the north, east and south are tracts with houses, while to the west are large tracts partially developed. Beyond this to the north is a Park/Open Space (PK/OS) buffer to an area of Service Trades District (STD). The Park/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The Service Trades District (STD) category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. This area is partially developed with office-warehouse and office uses. South is an area of Public/Institutional (PI) with a school. The Public/Institutional (PI) category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Master Street Plan:

Stagecoach Road (Hwy 5) is shown as a Principal Arterial on the Master Street Plan Map. Principal Arterials are roads designed to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. A right-of-way (ROW) of 110 feet is required. Sidewalks are required on both sides. This roadway may require dedication of additional right-of-way and may require street improvements.

Bicycle Plan:

Stagecoach Road (Hwy 5) is shown with an existing Class II bike lane. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

There are no Historic Districts in the vicinity. The historic Stagecoach House at 9201 Stagecoach Road is just short of half a mile to the south.

H. ANALYSIS:

The applicant proposes to rezone a 1.68 acre site from R-2 to PCD to allow for a mixed-use development. The development will include a restaurant, Barber/Beauty Salon and car wash utilizing the existing buildings on the site. The applicant is requesting all C-3 permitted uses be allowed as alternate uses.

The property is surrounded by R-2 zoning in all directions. The property is currently vacant with three (3) vacant structures not in use. The site previously operated as grocery store, coin laundry and a car wash. There are several commercial zoning uses in the immediate area, east and west, along the Stagecoach corridor.

There will be no changes to the footprint of the existing buildings. All previous setbacks for the existing structures will remain unchanged.

The applicant is seeking to renovate the existing structures as follows:

1. Grocery store – this 1,800 square foot building will be renovated and converted into a quick-serve restaurant.
2. Coin laundry – this 1,390 square foot building will be renovated and converted into a Barber/Beauty salon.
3. Carwash – the car wash use will remain unchanged. The facilities will be repaired and made functional again.

The applicant notes operating hours for the quick-serve restaurant will be from 6:00am to 9:00pm (possibly earlier closing). The barber/beauty use will contain three (3) barbers, three (3) beauticians and will operate from 9:00am to 8:00pm. The carwash will operate from 8:00am to 7:00pm.

The applicant notes the gas pumps will remain, however, they will not be operational.

Section 36-502(3)(c) requires eighteen (18) parking spaces for a restaurant use. Section 36-502(3)(f) requires six (6) spaces for a barber/beauty use. The site plan

indicates a total of twenty-five (25) parking spaces for the development. Staff feels the parking is sufficient to serve the use.

The site will be accessed along Stagecoach Road from a twenty-two (22) foot driveway between the proposed quick-serve restaurant and former gas island. A twenty-six (26) foot driveway, near the proposed carwash, provides additional access on the western portion of the site. The applicant notes the existing asphalt paving will not be disturbed and intends for it to remain in place. The applicant notes this is necessary for the proper functioning of the different uses on the site and the two (2) drives will be an improvement over the existing condition of one continuous drive along the entire frontage.

Adequate screening shall be provided along the eastern property line due to abutting R-2 zoned property to the east. An existing tree line provides adequate screening on the western property line.

The site plan indicates one (1) dumpster located on the north side of the proposed quick-serve restaurant. Any dumpster must comply with Section 36-523 of the City's Zoning Ordinance.

All landscaping shall comply with Chapter 15 of the City of Little Rock Landscaping Ordinance. Any variance from the landscape ordinance must be approved by the Little Rock City Beautiful Commission.

All sight lighting must be low-level and directed away from adjacent properties.

The applicant is not proposing any signage at this time. All signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

Staff is supportive of the requested PCD rezoning. The applicant's proposed use will revitalize the former site to allow uses that will benefit the area. The proposed uses are along a heavily traveled major state highway (Highway 5). Staff has received several phone calls from residents in the area with no opposition regarding development. Staff feels the proposed uses will have no adverse impact on the surrounding properties. Staff is supportive of the overall concept and agrees that this type of development will be beneficial to the area.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(MAY 11, 2023)

The applicant requested this application be deferred to the June 8, 2023 agenda, based on the fact that less than eight (8) Planning Commissioners were present. The item was included in the Consent Agenda for deferral to June 8, 2023. The vote was 6 ayes, 0 nays, 4 absent and 1 open position. The application was deferred.

PLANNING COMMISSION ACTION:

(JUNE 8, 2023)

Staff informed the Commission that the application needed to be deferred to the July 13, 2023 agenda. The item was placed on the Consent Agenda for deferral to the July 13, 2023 agenda. The vote was 8 ayes, 0 nays, 1 absent and 2 open positions. The application was deferred.

PLANNING COMMISSION ACTION:

(JULY 13, 2023)

Staff recommends approval of the requested PCD rezoning, subject to compliance with the comments and conditions outlined in paragraphs D, E and F, and the staff analysis, of the agenda and staff report. The motion was seconded. The vote was 9 ayes, 0 nays 1 absent and 1 open position.