

FILE NO.: Z-5675-F

NAME: Philander Smith College New Student Housing Short-form POD

LOCATION: 900 West Daisy L. Gatson Bates Drive (South of West 12th Street and west of South Gaines Street)

DEVELOPER:

Philander Smith College
900 West Daisy L. Gatson Bates Drive
Little Rock, AR 72202
(501) 375-9845

OWNER/AUTHORIZED AGENT:

Philander Smith College/Owner
Cromwell Architects Engineers/Authorized Agent

SURVEYOR/ENGINEER:

Cromwell Architects Engineers

AREA: 1 acre NUMBER OF LOTS: 5 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 CENSUS TRACT: 45

CURRENT ZONING: POD

ALLOWED USES: Residential and College

PROPOSED ZONING: POD

PROPOSED USE: Residential (Student Housing)

VARIANCE/WAIVERS: None requested

BACKGROUND:

Philander Smith College has been located at this site for more than 130 years. The college has expanded through the years and remains an integral part of the surrounding neighborhood.

The current POD zoning was established in 2015 and was brought about to create lots within the campus as a condition to satisfy the lenders financing the various improvements on the grounds. Four lots were designated and variances granted to establish building setbacks and landscaping requirements.

The present zoning action is specific to Lot 4 of the plat/plan. Two buildings were approved on this lot; however, the college now seeks to construct a single building on this lot. The proposed building would have a slightly larger footprint than the currently structure due to connecting the buildings and some alterations to the various facades. No change is proposed to amend the 3-story building limit and maximum height of 47.5 feet. As the square footage of the new proposed building is more than 5% greater than what was approved, the POD must be amended.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The application is to amend the existing POD for Philander Smith College in order to allow for a modified configuration of the student housing more the 5% larger than the previously approved POD. This construction will continue the development pattern of the east side of campus. The current POD indicates separate student housing buildings, while the proposed amendment is to change to a single, larger building.

B. EXISTING CONDITIONS:

Philander Smith College is situated within a 12-block area bounded by I-630 on the north, Daisy L. Gatson Bates Drive on the south, Gaines Street on the east, and Chester Street to the west. Most of the buildings proposed under the current POD zoning have been constructed.

East of the college campus is the Mount Holly Cemetery. A mixture of residential and non-residential uses dominates the area to the south. Properties to the west opposite Chester Street are a combination of office, industrial, and higher density residential uses.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area property owners or registered neighborhood associations. All property owners located within 200 feet of the site along with the Central High and Downtown Neighborhood Associations were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. 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.
2. An ADA compliant access ramp should be installed at the intersection of Gaines St. and abandoned 12th St. intersection.
3. Remove existing curb cuts not proposed to be used with the development.

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

Little Rock Water Reclamation Authority:

Sewer main extension required with easements if new sewer service is required for this project. Capacity Fee Analysis required. FOG Analysis required.

Entergy:

Entergy does not object to this proposal. There does not appear to be any conflicts with existing electrical utilities at this location. There are 3 phase lines along Gaines Street. 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.

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 Central Arkansas Water, 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 Central Arkansas Water. That work would be done at the expense of the developer.

Contact Central Arkansas Water 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 Central Arkansas Water'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. Central Arkansas Water (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 ten 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 check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

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.

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.

Parks and Recreation: No comment received.

County Planning: No comment 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:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. Requirements for landscaping in land use buffers shall be the same as perimeter landscaping at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet.
3. 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.

Transportation/Planning:

Rock Region Metro: No comment.

Planning Division:

This request is located in Central City Planning District. The Land Use Plan shows Public Institution (PI) for this property. This 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. The applicant has applied for a revision to an existing POD (Planned Office Development) to change the configuration of student housing.

Master Street Plan: East of the property is Gaines Street and it is shown as a Local Street on the Master Street Plan. The primary function of Local Streets 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. This streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lane is shown along Gaines Street. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. **SUBDIVISION COMMITTEE COMMENT:** (June 26, 2019)

The applicant was present. Planning staff requested information on the number of rooms and beds proposed for the new building, the current enrollment for the college, the number of students living on-campus, and where the residents of this new building would park their vehicles. Comments from other city departments

and outside reviewing agencies were noted. The applicant was instructed to return responses and revisions no later than July 3, 2019. The committee forwarded the request for consideration by the full planning commission.

I. ANALYSIS:

The request for the revision to the POD zone is to allow for the construction of a single building, rather than multiple buildings. The new building would contain 148 rooms and 292 beds. 846 students were enrolled at the college for the Spring 2019 semester and 582 were housed on campus. Off-street student parking is currently provided in a parking lot located north of the Campus Center (139 spaces) and Panther Village (45 spaces). Additional overflow parking is available within a gated lot at the intersection of Daisy L. Gatson Bates Drive and Chester Street (90 spaces). These spaces are typically used for special events a few times a year and could be made available for student parking. The college administration would also consider a restriction on cars for freshman, if necessary.

The proposed change to the site plan for one building is consistent with the existing zoning approval and will not adversely impact the ongoing development of the campus or the surrounding area.

J. 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 staff report.

PLANNING COMMISSION ACTION:

(JULY 18, 2019)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above, along with a correction that the proposed building is four-stories, not three-stories as indicated in the agenda staff report. 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.