

May 9, 2024

ITEM NO.: 19

FILE NO.: Z-6911-A

NAME: Local Fares Exchange & Storage – PCD

LOCATION: South side of Baseline Road (10600 Block)

DEVELOPER:

Redi-Door Storage, Incorporated (Owner)
904 Schofield Lane
Farmington, NM 87401

OWNER/AUTHORIZED AGENT:

Richardson Engineering (Agent)
Eric Richardson, PE
325 W. South Street
Benton, AR 72015

SURVEYOR/ENGINEER:

Rasbury Surveying, LLC
308 W. South Street
Benton, AR 72015

AREA: 19.78 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16

CENSUS TRACT: 41.03

CURRENT ZONING: I-1

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone 19.78 acres from I-1 to PCD to allow for the development of a mixed-uses commercial development that will contain an office/warehouse use, commercial storage, open pavilion, concessions/bathroom facility, food truck court and a commissary kitchen. The office/warehouse, commercial storage and commissary kitchen uses will be enclosed.

B. EXISTING CONDITIONS:

The property is located on the south side of Hwy 338 (Baseline Road), east of I-430 and north of I-30. The site is undeveloped and wooded. Properties in the general area contain a mixture of zoning and uses in all directions.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 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 work involving one (1) or more acres of disturbed area require 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.
2. 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.
3. 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).
4. A grading permit must be obtained prior to initiation of work. Grading permits are issued by the Planning and Development Dept. at 723 West Markham Street after approval of sediment and erosion control plans, grading and drainage plans, land survey, drainage study, and soil loss calculations per City's stormwater management and drainage manual. Contact Planning and Development Dept., Engineering Division at 501-371-4817 or at 501-918-5348 or Permits@littlerock.gov to schedule an appointment for issuance or to answer any questions. Permit cost is based on total project area at \$100.00 for the less than ½ acre, \$200.00 for ½ to 1 acre, and \$200.00 for the first acre and \$100.00 for each additional acre for project greater than 1 acre.

5. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
6. 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. 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.
7. Detention infrastructure design standards shall comply with the City's Stormwater Management and Drainage Manual (2016) including City Code Chapters 29, 30, and 31.
8. Damage to public and private property due to hauling operations or operations of construction related equipment from a construction site shall be repaired by the responsible party prior to the issuance of a certificate of occupancy.
9. Boundary street improvements are required per master street plan. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to ARDOT standard drawings and PROWAG Final Rule standards.
10. Baseline Road is classified as a principal arterial per City's master street plan. Therefore, per City's boundary street ordinance and the City's master street plan, construction of boundary street improvements along property's northern frontage along Baseline Road for a principal arterial standard and dedication of additional right of way per master street plan is required. For Baseline Road, ninety (90) feet of total right way with typical lane cross sections with five (5) lanes at major intersections with additional right of way is required per City's master street plan. Total right of way dedication required is forty-five (45) feet from street centerline. Additional right of way dedicated from the centerline of right of way more than forty-five (45) feet may be required by Department staff depending on the location of the centerline of the street in relation to the centerline of the right of way if both centerlines do not coincide currently for Baseline Road. Additional right of

way required to be dedicated per master street plan beyond existing state (ARDOT) right of way for Baseline Road (AR State Hwy. 338) shall be dedicated to the City of Little Rock.

11. Since City required boundary street improvements will take place in ARDOT right of way, these improvements required by City's boundary street ordinance is subject to approval from ARDOT District 6. Please contact ARDOT District 6 Permit officer at 501-569-2266 to submit for review and approval of boundary street improvement construction plans within ARDOT right of way.
12. 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.
13. 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.
14. Street design standards shall comply with the latest version of the *AASHTO A Policy on Geometric Design of Highways and Streets*.
15. A Special Flood Hazard Development Permit is required to be obtained prior to beginning construction. The Special Flood Hazard Development Permit application can be found at <https://www.littlerock.gov/city-administration/city-departments/public-works/>. Special Flood Hazard Development Permits are issued by the Public Works Department at 701 West Markham Street and no fee collected for issuance. Contact Vince Floriani in Public Works at 501-371-4823 or VFloriani@littlerock.gov to schedule an appointment for issuance or to answer any questions.
16. In accordance with City Code 31-176 (j), a vehicular access easement shall be provided adjacent to floodways to allow for public maintenance of drainageways. This easement shall not be less than twenty-five (25) feet wide, measured from the edge of the floodway on either side of the drainage channel.
17. Submit traffic impact study (TIA) for Department staff's review showing the additional projected traffic expected to be generated by the proposed development. TIA should show the following:
 1. An evaluation of the existing traffic conditions in the vicinity of the proposed site.
 2. An analysis of projected traffic volumes entering and exiting the proposed development at the nearby access drives and intersections used to serve the site.

3. Identify the effects of traffic operations for the existing traffic in combination with site-generated traffic associated with the proposed development.
4. Evaluate traffic operations for the study intersections and access drives that will serve the site and make recommendations for mitigative improvements which may be necessary and appropriate for safe and acceptable traffic operations.
5. Assess the adequacy of the site to accommodate projected traffic parking and queueing on site via parking and queueing analysis.

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

Little Rock Water Reclamation Authority:

1. Display northern and eastern sewer mains on site plans.

Entergy: No comments received.

Summit Utilities: No comments.

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. 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.
3. 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 Customer Owned Line Agreement is required.
4. 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.

5. 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.
6. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

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 provided 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 buildings 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 exceeds 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 allows 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.

If you have any additional questions, please contact our office. Contact Capt. Tony Rhodes at (501) 918-3757, or Fire Marshal Derek N. Ingram (501) 918-3756.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code: No comments received.

Landscape: No comments received.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Otter Creek Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC) for the requested area. The Mixed Office and Commercial (MOC) category provide for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The application is to rezone from I-1 to PCD. Food Court and Storage.

North across Baseline Road is an auto salvage lot. To the east and west are faith-based institutions. On the south are various commercial and office uses.

This site is not located in an Overlay District.

Master Street Plan:

Baseline Rd is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Baseline Rd is on the Master Bike Plan as a Proposed Class 2 Bike Lane. Class 2 Bike Lanes provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

The applicant proposes to rezone 19.78 acres from I-1 to PCD to allow for the development of a mixed-uses commercial development that will contain an

office/warehouse use, commercial storage, open pavilion, concessions/bathroom facility, food truck court and a commissary kitchen. The office/warehouse, commercial storage and commissary kitchen uses will be enclosed.

The property is located on the south side of Hwy 338 (Baseline Road), east of I-430 and north of I-30. The site is undeveloped and wooded. Properties in the general area contain a mixture of zoning and uses in all directions.

Access to the site is provided by two (2), thirty (30) foot concrete driveways extending from Baseline Road.

The site plan shows raised curb bisecting the northern portion of the site. Buildings west of the median will contain a 3,600 square foot open-space pavilion, a 600 square foot concessions/bathroom facility. East of the open pavilion will contain a food truck court. The food truck court will be rentable spaces and will not be enclosed. Food truck use will be dependent on the tenant's availability for breakfast, lunch, and dinner and will operate from 6:00am to 8:30pm. This area will also contain a 6,400 square foot commissary (community) kitchen where patrons may rent a portion of the kitchen for an allotted time. The kitchen design will be self-contained for food production and operate 24 hours a day. This entire area is secured by perimeter fencing.

The site plan shows minimum front yard setbacks for all three (3) structures ranging from 89.2 feet to over 250 feet from the north property line and side yard setbacks showing a minimum of 59.6 feet to 82.8 feet from the side (west) property line. The commissary kitchen setback will be over 100 feet from the rear (south) property line.

The area east of the raised curb will contain two (2), 11,999 square foot buildings (approximately 1,000 square feet per office/warehouse space) separated by 80.3 feet. The office/warehouses will be a triple net lease to tenants and will operate from 7:00am to 6:00pm.

The site plan shows a front yard setback for the office/warehouse of over 80 feet from the front property line, a setback of over 200 feet from the side (east) property line and over 300 feet from the rear (south) property line.

The southern portion of the development is separated by an east-west, raised curb, and will contain two (2), 11,200 square foot buildings to be utilized for commercial and RV storage. Internal access to the commercial and RV storage area will be at the southeast corner of the site, just south of the easternmost office/warehouse building.

The site plan shows the eastern most commercial storage building setback of over 250 feet from the side (east) property line and over 200 feet from the rear (south) property line.

The site plan shows parking along the front (north) and side (east) property lines, on the west side of eastern most office/warehouse, and along the east and south sides of the commissary kitchen for a total of one-hundred-seventy-four (174) parking spaces with six (6) handicap van accessible parking spaces designated for the mixed-use development. Staff feel the proposed parking for the site provides ample maneuvering for passenger and commercial vehicular circulation and is sufficient to serve the proposed uses.

The applicant did not submit a signage plan with this application. All signs must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

The applicant is proposing two (2) dumpster areas. One is located off the northwest corner of the pavilion. The second will be located near the southeast corner of the commissary kitchen. Both dumpster areas must be screened as per Section 36-523 of the City's Zoning Ordinance.

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

Staff is supportive of the overall concept of the PCD rezoning. The applicant's proposed uses will continue to revitalize and benefit the growth and development of this portion of the city. The proposed uses are along a heavily traveled major state highway (Highway 338). Staff feels the proposed uses will have no adverse impact on the surrounding properties. The floodway area along the east property line must remain zoned OS (Open Space).

However, staff does not support the proposed location of the detention area, as it lies within the flood plane that is located within the east portion of the site. The final location of the detention area shall be determined upon applicant's submittal of a building permit application and must be approved by the Planning Department's Civil Engineering staff.

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 staff report.