

FILE NO.: Z-1791-F

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NAME: 10 Candlewood Drive Long-form PCD

LOCATION: Located at 10 Candlewood Drive

DEVELOPER:

Ken Shollmier  
13925 Beau Vue Drive  
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Holloway Engineering, Surveying and Civil Design, PLLC  
200 Casey Drive,  
Maumelle, AR 72113

AREA: 5.523 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 4      PLANNING DISTRICT: 1 – River Mountain      CENSUS TRACT: 42.05

CURRENT ZONING: MF-12 and R-5

ALLOWED USE: Multi-family 12 units per acre and Multi-family up to 36 units per area

PROPOSED ZONING: PCD

PROPOSED USE: C-1, Neighborhood Commercial District uses

VARIANCE/WAIVERS: None requested.

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A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of the site from MF-12 and R-5 to PCD, Planned Commercial Development District, to allow the development of a retail center containing 12,000 square feet of floor area. The building is proposed as a single-story building. The plan indicates the proposed uses for the building are uses as allowed by-right in the C-1, Neighborhood Commercial Zoning District. The plan indicates the placement of 21 parking spaces.

B. EXISTING CONDITIONS:

The site is located on Candlewood Drive at the terminus of the street. Kroger is located to the south of the site. There is a mini-warehouse development located to the west of the site. North of the site is the Beau Vue Subdivision, a subdivision which was developed with lots in excess of five (5) acres. There is an undeveloped O-2, Office and Institutional Zoning District zoned property located to the east of this site.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Pinnacle Valley Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Due to the proposed use of the property, the Master Street Plan specifies that Candlewood Drive for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Candlewood Drive including 5-foot sidewalks with the planned development. The new back of curb should be located 36 feet from the south curb.
3. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e). In addition provide proposed maximum centerline grade of Candlewood Drive.
4. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction. Is an advanced grading variance being requested to grade beyond the extent of the developed area?
5. Prior to construction of retaining walls, an engineer's certification of design and plans must be submitted to Public Works for approval. After construction, an as-built certification is required for construction of the retaining wall.
6. Provide location of all proposed driveways. The east driveway should align with the Kroger driveway to eliminate conflicting left turns.
7. Provide a letter prepared by a registered engineer certifying the sight distance at the intersections comply with 2004 AASHTO Green Book standards.
8. Provide a cul de sac or hammerhead at the end of Candlewood Drive. Hammerheads should be designed to be at least 80 feet in length and the same width as the street if the dead-end is 150 feet or less. If the dead-end is 151 feet to 750 feet, the hammerhead should be designed to be at least 120 feet in length and the same width as the street.

9. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner.
10. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
11. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering, Greg Simmons, [gsimmons@littlerock.gov](mailto:gsimmons@littlerock.gov) or 501.371.1813 for more information.
12. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Public Works Traffic Engineering, 621 South Broadway Street, Travis Herbner, [therbner@littlerock.gov](mailto:therbner@littlerock.gov) or 501.379.1805 for more information.
13. A maximum of 30 vertical feet of fill or excavation (3-10 foot vertical terraces or 2-15 foot vertical terraces) is permitted however additional development areas may be constructed a minimum of 150 feet in width at a slope no more than eight percent (8%). The maximum 30 feet of fill or excavation may again be utilized. No more than 200 foot of terrace can be in a straight line and a minimum of a 10 foot curved section.
14. Per Section 29-190, for excavations or fills constructed with slopes flatter than 3:1 (three horizontal to one vertical), terraces are not required nor is there a limit on the height of cut or fill.
15. 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.
16. Retaining walls designed to exceed 15 feet in height are required to seek a variance for construction. Provide proposed wall elevations.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Sewer available to this site. Existing easements must be retained. Contact Little Rock Water Reclamation Authority for additional information.

Entergy: Entergy Distribution does not object to this proposal. There do not appear to be any conflicts with existing electrical Distribution lines based on the information provided. There is an existing underground, three phase power line running along the west side of Candlewood Drive which begins at a three phase overhead line on the southeast edge of the property. The concern for this project

may be with an Entergy Transmission line which appears to run either through the property or along the northern edge of the property. Contact the Transmission Department with Entergy before this project proceeds to determine if there are any issues to discuss and resolve. Contact Entergy Distribution in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No comment received.

Fire Department:

1. 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.
2. 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.
3. 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.
4. 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
  - a. 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.
  - b. 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.
  - c. 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.
- d. 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.
5. 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
- a. 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.
  - b. 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.
  - c. 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.
  - d. 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.
6. 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.
7. 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 (Jason Lowder 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.

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](mailto:crichey@littlerock.gov) or  
Mark Alderfer at 501.371.4875; [malderfer@littlerock.gov](mailto:malderfer@littlerock.gov).

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. A land use buffer 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. The property to the north is zoned R-2, Single-family. The maximum dimension required shall be fifty (50) feet. The minimum dimension shall be one-half (½) the full width requirement but in no case less than nine (9) feet. 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. Easements cannot count toward fulfilling this requirement. 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.
3. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) 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. Eight percent (8%) of the vehicular use area 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 of 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.

7. A landscape irrigation system shall be required for developments of one (1) acre or larger.
8. The development of two (2) acres or more requires the landscape plan to be stamped with the seal of a Registered Landscape Architect.
9. 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: The site is not located on a dedicated Rock Region Metro Route. The site is however located near Route #25, the Pinnacle Mountain Express Route.

Planning Division: This request is located in River Mountain Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density is for single-family homes at densities no greater than six (6) dwelling units per acre. The applicant has applied for rezoning from MF-12 (multi-family 12 units per acre) and R-5 (urban residence district) to PCD (Planned Commercial Development) to allow for future development of retail.

Master Street Plan: West of the property is Candlewood Drive 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 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.

H. SUBDIVISION COMMITTEE COMMENT: (November 1, 2017)

Mr. Mark Redder of Holloway Engineering, Surveying and Civil Design was present representing the request. Staff presented an overview of the item stating there were outstanding technical issues in need of addressing related to the site plan. Staff requested Mr. Redder provide the location of any proposed fencing, the proposed signage plan and the location of any proposed dumpsters. Staff stated the site plan as presented did not include adequate parking to serve a restaurant use. Staff suggested Mr. Redder provide parking indicated as a future phase to allow parking to be added should additional parking be required in the future.

Public Works comments were addressed. Staff stated right of way dedication for Candlewood Drive was required to meet the Master Street Plan requirements. Staff stated a dedication to 30-feet from centerline was required. Staff stated a grading permit was required prior to any site grading or development. Staff stated

a maximum of 30 vertical feet was allowed. Staff stated this could be accomplished via three (3) ten (10) foot vertical terraces or two (2) 15-foot vertical terraces. Staff stated no more than 200-feet of terrace could be in a straight line and a minimum of a ten (10) foot curved section was required. Staff stated if the retaining walls were in excess of 15-feet the applicant should seek a variance.

Landscaping comments were addressed. Staff stated interior landscaping, building landscaping and land use buffers were required. Staff stated at the time of building permit eight percent (8%) of the parking areas were to be landscaped. Staff stated irrigation to water landscaped areas was required for developments over one (1) acre. Staff stated developments over two (2) acres would require a landscape plan, stamped with the seal of a landscape architect.

Staff noted the comments from the various other departments and agencies. Staff suggested the applicant contact the departments or agencies directly with any questions or concerns. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicant submitted a revised site plan to staff addressing most of the technical issues associated with the request. The applicant has provided the proposed signage plan, the location of fencing and an area for a future phase of additional parking. The applicant also indicates all retaining walls will comply with the typical ordinance requirements.

The request is a rezoning of the site from MF-12 and R-5 to PCD, Planned Commercial Development District, to allow the development of a retail center containing 12,000 square feet of floor area. The building is proposed as a single-story building. The plan indicates the proposed uses for the building are uses as allowed by-right in the C-1, Neighborhood Commercial Zoning District.

The plan indicates the placement of 21 parking spaces. Parking for general retail is typically based on one (1) parking space per 300 gross square feet of floor area. Parking for a 12,000 square foot building would generally require 40 parking spaces. The applicant states they feel the parking as proposed is adequate to serve the building. Included on the plan is an area for future parking should the site develop with a use which would require additional parking.

The applicant has indicated signage will comply with signage allowed in commercial zones. The maximum height of any ground sign will be 36-feet. The maximum sign area will be 160 square feet. All building signage will be placed on the facades with direct street frontage. The sign area will not exceed ten (10) percent of the façade area on which the sign is placed.

The plan indicates the placement of a dumpster on the site. The dumpster will be fully screened as typically required by ordinance. The dumpster service hours are proposed from 7 am to 6 pm Monday through Friday.



The plan indicates screening along the perimeter which abut residentially zoned and/or used property. Screening will be accomplished via dense evergreen plantings or a fence as typically allowed by ordinance.

Staff is supportive of the applicant's request. The site is adjacent to a mini-warehouse development on the western boundary and a grocery store to the south. There is undeveloped O-2, Office and Institutionally zoned property to the east of the site. The plan as presented includes buffers and screening for the residential property to the north. Staff feels the development of a retail building utilizing C-1, Neighborhood Commercial District uses is appropriate for this site.

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 agenda staff report.

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PLANNING COMMISSION ACTION:

(NOVEMBER 30, 2017)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes and 3 absent.