

FILE NO.: Z-5649-F

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NAME: Stagecoach West II Long-form PCD

LOCATION: Located at 10915 Stagecoach Road

DEVELOPER:

Doug Woodall  
14996 West Polk Road  
Alexander, AR 72002

SURVEYOR:

Rasburry Surveying  
308 West South Street  
Benton, AR 72015

AREA: 9.02 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 7

PLANNING DISTRICT: 16 – Otter Creek

CENSUS TRACT: 42.20

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PCD

PROPOSED USE: Automobile sales

VARIANCE/WAIVERS: A variance from the City's Land Alteration Ordinance to allow grading of future phases with the development of the first phase.

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BACKGROUND:

On September 18, 2003, the Commission approved a conditional use permit allowing for the phased development of this property for a church. Phase I was to consist of a single building and a paved driveway and 25 parking spaces. Phase II was to construct a second building and additional parking. The Phase I worship area was proposed to have seating for 100 persons. The Phase II seating capacity was not proposed. No additional activities such as private school or daycare was proposed. Approval was given to allow placement of a portable building in the site to be used as a construction office/storage

building. The Commission approved a waiver of the screening requirement along the south perimeter of the site since it was adjacent to a large, undeveloped floodway.

On March 25, 2004, the Commission approved a revision to the previously approved conditional use permit. The church proposed to place a second 28-foot x 64-foot portable building on the site adjacent to the location of the proposed church building. The church requested to the use of the portable building as a church for a period up to seven (7) years. At the end of the seven (7) year period, the church proposed to have constructed the first phase building and the paved driveway and parking lot. Staff did not support the use of the portable building for seven (7) years but did provide a recommendation to allow the use of the portable building for thirty-six (36) months. The applicant was agreeable to limiting the use of the portable building to thirty-six (36) months and the Commission approved the request on their consent agenda.

On January 29, 2015, the Commission approved withdrawal of an item on the Consent Agenda to allow the development of this site with a single building containing 15,000 square feet of floor area with 2,000 square feet being used as office space and 13,000 square feet being used for manufacturing/shop area.

On August 27, 2015, the Commission approved withdrawal of an item on the Consent Agenda to allow the rezoning of the site to PCD, Planned Commercial Development, and allow the development of the site with a retail building utilizing C-3, General Commercial District uses and to use a portion of the site for automobile sales.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting to rezone the site from R-2, Single-family to PCD, Planned Commercial Development, to allow the redevelopment of this vacant parcel with automobile sales and service. As part of the PCD zoning request the applicant is requesting the development in two (2) phase. The first phase will include the existing parking lot which will be used for automobile display. The first phase also includes additional paving for automobile sales display and a sales office. Phase 2 is proposed to include additional auto display areas and a service center. The rear of the site is proposed for future development via a revision to the site plan.

B. EXISTING CONDITIONS:

The site is currently vacant with the exception of a paved parking area and a small structure previously used by the church for covered parking of the church vehicle. This area of Stagecoach is development with a number of varying uses including mini-warehouse, multi-family, office warehouse and retail. Stagecoach Road was recently widened by the State Arkansas Highway and Transportation Department. Sidewalks are in place along the property frontage.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Otter Creek Homeowners Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Stagecoach Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. A special Grading Permit for Flood Hazard Areas will be required per Section. 8-283 prior to construction in the floodplain.
3. A grading permit in accordance with Section 29-186 (c) & (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.
4. Show the proposed finish floor elevation of at least one (1) foot above the base flood elevation.
5. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25 foot wide drainage and access easement is required adjacent to the floodway boundary.
6. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
7. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
8. 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.
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 association.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer main extension required, with easements, if new sewer service is required for this project. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. A three phase, overhead electrical line runs along the north side of Stagecoach Road, and a single phase, overhead line crosses the road to the approximate location of this development.

There do not appear to be any existing conflicts with Entergy facilities on this property. Contact Entergy in advance to discuss future service requirements, new facilities locations/extensions and adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No objection. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: No comment

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: Location is currently served by METRO on nearby route 23. Provide sidewalks along Highway 5 for access to the transit route in accordance to current development requirements.

F. ISSUES/TECHNICAL/DESIGN:

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).

Planning Division: This request is located in Otter Creek Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC) for this property. This category provides 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 applicant has applied for a rezoning from R-2 (Single Family District) to PCD (Planned Commercial Development) to allow auto sales on the property.

Master Street Plan: To the north of the property is Stagecoach Road and it is shown as Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Stagecoach Road since it is a Minor Arterial. This street 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 Stagecoach Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. A land use buffer 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. Easements cannot count toward fulfilling this requirement. The plantings, existing and proposed, shall be provided within the landscape ordinance of the city, section 15-81. The property to the east and south is zoned R-2, a minimum buffer will be required at six (6) percent of the average depth of the lot. The maximum dimension required shall be fifty (50) feet in all instances.
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 no less than three (3) feet within the required landscape area. Provide trees with an average linear spacing of no less than thirty (30) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.
5. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building
6. Trees shall be included in the interior vehicular 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 an approved landscape plan stamped with the seal of a registered landscape architect prior to the issuance of a building permit.
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. SUBDIVISION COMMITTEE COMMENT: (November 22, 2016)

Mr. Pat McGetrick was present representing the request. Staff presented an overview of the item stating there were additional items necessary to compete the review process. Staff requested information concerning the proposed auto sales. Staff stated there was to be no display of vehicles within the first 20-feet of the site.

Staff questioned if there would be any detailing, repair or maintenance of the vehicles on the site. Staff questioned the placement of dumpsters and the hours of service. Staff stated a separate legal description was required for the floodway area to allow the floodway to be zoned OS, Open Space.

Public Works comments were addressed. Staff stated a dedication of right of way was required for Stagecoach Road. Staff stated a grading permit was required prior to any land clearing or grading activities on the site. Staff stated a NPDES stormwater permit was required for sites over one (1) acre. Staff stated the Stormwater Detention Ordinance would apply to the development of the site.

Landscaping comments were addressed. Staff stated the new development was to comply with the City's landscape and buffer ordinance requirements. Staff stated a minimum of eight (8) percent of the paved areas were to be landscaped. Staff stated screening was required on the eastern and southern perimeters of the site, where adjacent to residentially zoned property.

Rock Region Metro comments were addressed. Staff stated continuous pedestrian connectivity through the parking areas to the street was important in designing the proposed development. Staff stated the site was served by a bus route along Stagecoach Road.

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.

H. ANALYSIS:

The applicant submitted a revised cover letter to staff addressing the technical issues associated with the request raised at the November 22, 2016, Subdivision Committee meeting. The applicant has provided the details concerning activities related to the automobile sales in the revised cover letter. The applicant has also indicated the placement of the proposed dumpster and noted the days and hours of service.

The request is to rezone the site from R-2, Single-family to PCD, Planned Commercial Development, to allow the redevelopment of this vacant parcel with automobile sales and service. The applicant has indicated the development will occur in multiple phases. The first phase includes the placement of a building containing 2,400 square feet of floor area and 95 display parking spaces and nine (9) spaces for staff and customer parking. The future phase includes the construction of 6,000 square foot building and the addition of 90 display spaces and ten (10) customer and staff parking spaces.

There is no automobile rebuilding proposed for the site. All repairs to the vehicles will be minor repairs such as replacement of headlamp bulb or wiper blades. All detailing of vehicles will take place within the rear portion of the site. The applicant

has indicated there will be no display of vehicles within the first 20-feet of the site as typically required per Section 36-302 of the Little Rock Code of Ordinances.

The applicant notes the days and hours of operation are from 7 am to 7 pm Monday through Saturday and from 1 pm to 6 pm on Sunday. The hours of dumpster service are limited to 7 am to 5 pm Monday through Friday.

The applicant has indicated signage will comply with signage allowed on commercial zones. The sign is proposed with a maximum height of 36-feet and a maximum sign area of 160 square feet. Building signage is proposed with a maximum of ten (10) percent of the façade area abutting the public street.

The applicant is requesting a waiver of the required screening and buffer requirement along the southern perimeter of the site, adjacent to the floodway. The applicant states the area located within the floodway will be dedicated to the City via a deed or as a floodway easement. The applicant is also requesting a waiver of the required screening along the eastern perimeter of the site. Although the area is zoned R-2, Single-family the area is indicated on the City's Future Land Use Plan as mixed office commercial. Staff is supportive of the applicant's request.

The site plan does not include the placement of any perimeter fencing. The applicant states should fencing be desired in the future the fencing will be placed as allowed in commercial zones with a maximum height of eight (8) feet.

The request includes a variance from the City's Land Alteration Ordinance to allow grading of the entire development with the development of the first phase. According to the response letter provided from the Subdivision Committee comments, the applicant has indicated the advanced grading is necessary to prevent hauling materials in and out with the site as each of the phases develops.

Staff is supportive of the applicant's request. The applicant is seeking approval of a rezoning to PCD, Planned Commercial Development, to allow the development of the site with automobile sales with future plans for automobile service. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the redevelopment of the site as proposed is appropriate.

I. 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.

Staff recommends approval of the variance request to allow grading of future phases with the development of the first phase.

PLANNING COMMISSION ACTION:

(DECEMBER 15, 2016)

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. Staff presented a recommendation of approval of the variance request to allow grading of future phases with the development of the first phase. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 9 ayes, 0 noes, 1 absent and 1 open position.