

FILE NO.: Z-6238-B

NAME: Telcoe Federal Union – PD-C

LOCATION: 1400 S. Bowman Road

DEVELOPER:

Jeremy Hyde – Hydco
208 N. Beech Street
North Little Rock, AR 72114

OWNER/AUTHORIZED AGENT:

Bill Butler (Owner)
Telco Federal Credit Union
820 Louisiana Street
Little Rock, AR 72201

SURVEYOR/ENGINEER:

Half Associates, Inc.
10800 Financial Centre Pkwy.
Little Rock, AR 72211

AREA: 2.14 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 18

CENSUS TRACT: 42.07

CURRENT ZONING: PCD

VARIANCE/WAIVERS: None requested.

BACKGROUND:

July 16, 2015 the Little Rock Planning Commission approved an application to rezone the 2.14 acre property located at 1400 S. Bowman Road from R-2 to PCD. The proposed rezoning was to allow the site to be developed as a health spa. On August 18, 2015, Ordinance No. 21,085 was passed by the Little Rock Board of Directors. The site was never developed.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone the property to PD-C (including all C-3 uses) to allow for the development of a bank (Telco Credit Union). The property is located at 1400 S. Bowman Rd.

B. EXISTING CONDITIONS:

The site is undeveloped and wooded. Properties to the north extending to Kanis Rd. are developed and contain a mixture of office and commercial uses. Properties to the east, across Bowman Rd., contain additional office uses plus a non-conforming R-2 use, Arkansas Skatium Ice & Roller Skating. Properties to the south and west contain R-2 zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located 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. 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.
2. Contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 for inspections of any work in the public right-of-way prior to placement of concrete or asphalt or for on-site clarification of requirements prior to commencing work. Failure to do so can result in removal of any improperly placed concrete or asphalt at the expense of the owner or contractor.
3. 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.
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., Civil Engineering Private Development 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. Hauling of cut and/or fill material on or off project sites over municipal streets require approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway 501-379-1800 with any questions or for more information.
6. Provide as-built plans and data entry template of newly installed or modified public and private stormwater drainage system prior to issuance of the certificate of occupancy. The as-built plans should contain information as found on the City of Little Rock website at <https://www.littlerock.gov/city-administration/city-departments/public-works/applications-details-and-manuals/>. Provide the as-built plans and data entry template to Planning and Development Dept., Civil Engineering Private Development by email to csmith@littlerock.gov and cc dwarner@littlerock.gov. If you have any questions or desire additional information, please do not hesitate to contact Planning and Development Dept., Civil Engineering Private Development at 501-371-4817 or at 501-918-5348 or email Permits@littlerock.gov.
7. 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.
8. 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).
9. 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."
10. A drainage study showing all hydrologic and hydraulic calculations for the proposed storm sewer pipe system, detention ponds, underground structures, and inlets is required. 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.

11. Site plan does not consider future public project of widening Bowman Road to minor arterial standards per master street plan (5 lanes). Revise site plan and site access to accommodate future widening of Bowman Road. Plans should show temporary driveway access tie-in to existing pavement edge of Bowman Road from proposed permanent driveway until future public widening project comes through. Show future, permanent driveway access with Bowman Road widened to five lanes also on another plan sheet.
12. Boundary street improvements are not required on Bowman Rd. due to future Public Works project of widening the arterial. Future Public Works project has been bid to contract and construction will begin on Bowman Rd. starting August 8, 2022.

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

Little Rock Water Reclamation Authority: No comments received.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water: No comments received.

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.

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.

2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case be less than nine (9) feet.

The average depth of the lot is approximately 630-feet in depth. minimum 38-foot street buffer will be required.

3. Screening requirements will need to be met for the vehicular use areas adjacent to street rights-of-way. 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.

A small portion of the north perimeter is deficient.

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 ($7 \frac{1}{2}$) 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. An automatic irrigation system to water landscaped areas 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: No comments received.

Planning Division:

The request is in the Ellis Mountain Planning District. The Land Use Plan shows Service Trades District (STD) for the requested area. The Service Trades District (STD) 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. The application is a revision to an existing Planned Commercial Development (PCD) District to add C-3, General Commercial District uses on the land.

Surrounding the application area, the Land Use Plan shows Service Trades District (STD) to the north and south. Mixed Office and Commercial (MOC) designation is shown to the east, across Bowman Road. Residential Low Density (RL) is shown on the Plan to the west. The Service Trades District (STD) 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. To the north is a mini-warehouse development and two retail centers zoned with Planned Commercial Development (PCD) Districts. To the south is vacant land and a single-family house with a Planned Commercial Development (PCD) District or R-2, Single Family District zoning. The Mixed Office and Commercial (MOC) category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. Across Bowman Road to the east is a skating ring – ice and roller, zoned R-2 Single Family District. Further to the east is vacant wooded land zoned O-3, General Office District. 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 remain less than 6 units per acre. The land to the west is a developed single-family subdivision – Cherry Creek.

Master Street Plan: To the east is Bowman Road, it is shown as a 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 Bowman 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: There are no bike routes shown in the immediate vicinity.

Historic Preservation Plan: There are no existing historic sites on, or in proximity to, this land.

H. ANALYSIS:

The applicant is requesting to rezone the property located at 1400 S. Bowman Rd. from PCD to PD-C to allow for the development of a branch bank facility. C-3 permitted uses are proposed as alternate uses. The applicant notes construction will begin around September 15, 2022 and will be substantially completed around March 15, 2023.

The applicant proposes to develop a portion (0.424 acre) of a 2.14 acre site to construct a one-story 1,460 square foot building near the front portion of the property along S. Bowman Rd. The western 1.716 acres of the property will remain undeveloped. The proposed building will be located twenty-five (25) feet from the front (east) property line, well over twenty-five (25) feet from the rear (west) property line, and fifteen (15) feet from the north and south property lines. The applicant proposes to include the construction of 1,442 square foot building addition in the future. A canopy containing three (3) drive-thru lanes will be located on the north side of the proposed building.

Normal business hours will be as follows: Lobby hours from 8:30am to 4:30pm, Monday through Friday, drive-thru hours from 7:30am to 5:00pm, Monday and Friday and 7:30 to 4:30 on Tuesday, Wednesday and Thursday.

Proposed access to the site will be from a twenty-eight (28) foot wide concrete driveway from S. Bowman Rd. The proposed front yard buffer will be consistent with the developed property to the north. The site plan indicates ample internal lot circulation entering and exiting the site. Staff feels that the internal circulation is sufficient to serve the proposed development.

The applicant is proposing fifteen (15) parking spaces of which four (4) will be along S. Bowman Rd. in the southwest portion of the property and two (2) spaces near the entry at the front of the building. The remaining parking spaces will be located behind the building to the south. Staff feels the parking is sufficient to serve the proposed use. All parking spaces must comply with ADA standards.

The applicant notes a monument style sign located along S. Bowman Rd. immediately south of the ingress/egress lanes, however no design plans are available at this time. Any signage located on the site must conform to Section 36-555 of the City's Zoning Ordinance (Signs permitted in commercial zones).

The applicant notes all sight lighting will be low-level and directed away from adjacent properties.

A dumpster will be located in the northeast portion of the property. All screening must comply with Section 36-523(d) of the City's Zoning Ordinance.

Staff is supportive of the requested PD-C zoning (including all C-3 uses) to allow the proposed commercial development. Staff views the request as reasonable. To staff's knowledge, there are no outstanding issues associated with this application. Staff feels the development of the site is appropriate. The proposed commercial use will be compatible with the surrounding developed commercial and office uses in the area. Staff feels the development will not have an adverse impact on the surrounding area.

I. STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

(SEPTEMBER 8, 2022)

The applicant was present. There were no persons present registered in opposition. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item remained on the consent agenda as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 nays, 2 absent and 1 open position.