

FILE NO.: Z-8643-A

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NAME: MnK Inc. Short-form PCD

LOCATION: Located at 7020 Colonel Glenn Road

DEVELOPER:

Miguel Ramirez  
3519 Sussex Circle  
Little Rock, AR 72204

SURVEYOR:

White-Daters and Associates  
24 Rahling Circle  
Little Rock, AR 72223

ARCHITECT:

Terry Burruss AIA  
11912 Kanis Road, Suite F-8  
Little Rock, AR 72211

AREA: 1.35-acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 10

CENSUS TRACT: 24.06

CURRENT ZONING: C-3, General Commercial District

ALLOWED USES: General retail

PROPOSED ZONING: PCD

PROPOSED USE: Add an events center as an allowable use

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

On April 7, 2011, the Little Rock Planning Commission approved a conditional use permit request to allow an auto repair garage and an office warehouse (janitorial service) to

locate in portions of the buildings on this C-3, General Commercial District zoned property.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now proposing to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial Development, to add an events center as an allowable use for the property. The building contains 3,600 square feet of occupiable space, 2,100 square feet for food prep and storage and 1,200 square feet of storage and restroom space. The site plan indicates 69 parking spaces. The applicant has indicated the hours of operation are from 8 am to 11 pm Sunday through Thursday and from 8 am to 2 am Friday and Saturday.

The applicant is proposing to maintain the existing auto repair garage and an office warehouse, janitorial service uses to continue to operate from the site.

B. EXISTING CONDITIONS:

The property is located in an area of mixed uses and zoning. The Rock Creek floodway bounds the site to the north and east. A private club, food store and a restaurant building are adjacent on the site along the western boundary. A variety of smaller commercial uses and a church are located across Colonel Glenn Road to the south. Beyond the floodway to the east is a mobile home park and numerous commercial uses.

The site is accessed via a single-driveway off Colonel Glenn Road. There are 29 parking spaces on the concrete paved area located between the two (2) larger buildings.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association and the Westwood Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Show the existing floodplain and floodway on the plan. Some of the existing parking is within the floodway which is not allowed as found in Chapter 36-341.
2. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public.

3. A substantial area of the site lies within the regulated floodway and floodplain of Rock Creek. No future construction of any structures, improvements to the structures over 50 percent of the market value of the structure, parking areas, or placement of fill material are allowed within the floodway.

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 does not object to this proposal. Service is already being provided to this property from the west side of the property with no apparent conflicts with existing facilities. However, care should be used in the placement of the proposed dumpsters as overhead lines are in the vicinity. Proper clearance to the overhead lines must be maintained. Contact Entergy in advance to discuss any changes to electrical service requirements, or adjustments to existing facilities (if any) as this proposal proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
3. 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 the Little Rock Fire Department is required.
4. 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.
5. Contact Central Arkansas Water regarding the size and location of the water meter.
6. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials 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.

7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water 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 Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.
8. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's materials 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.
9. 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 back flow preventer shall be required.
10. The development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department: Full plan review.

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 places with the approval of the fire code official.

6. 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.
7. 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.
8. 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 a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner:

Curtis Richey at 501.371.4724, [crichey@littlerock.org](mailto:crichey@littlerock.org) or  
Mark Alderfer at 501.371.4875, [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

NOTE: Contact FM Capt. Chris Sanders to coordinate an on-site review 501.918.3782

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Any new site development shall adhere to the current landscape code.
3. If building rehabilitation exceeds fifty percent (50%) of the replacement cost then the landscaping and buffer must also come into compliancy accordingly.
4. 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: Location is currently served by route 14 Rosedale. Route 14 is a heavily used transit route. Service along Colonel Glenn is very important to the system. Pedestrian infrastructure is sorely needed. As a result of the improvements to the property we support installing sidewalks along Colonel Glenn Road.

Planning Division: This request is located in Boyle Park Planning District. The Land Use Plan shows Park/Open Space (PK/OS). The Park/Open Space category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land. The applicant has applied for a rezoning from C-3 (General Commercial District) to PCD (Planned Commercial Development) to add an events center as an allowable use.

Master Street Plan: South of the property is Colonel Glenn Road and it is shown as a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects

of traffic and pedestrians on Colonel Glenn Road since it is a Principal 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 Colonel Glenn Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

H. SUBDIVISION COMMITTEE COMMENT: (June 28, 2017)

Mr. Terry Burruss was present representing the request. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff questioned the proposed activities, events, taking place at the site. Staff questioned the days and hours of the event activities and the total square footage of the area designated for the events center.

Public Works comments were addressed. Staff stated a portion of the site was located in the floodway. Staff requested Mr. Burruss coordinate a site visit with the Building Codes staff, Public Works staff and the Fire Marshall. Staff stated floodway areas were to be shown as floodway easements or dedicated to the City.

Landscaping comments were addressed. Staff stated any new site development would require improvements to the landscaped areas.

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 and cover letter to staff addressing most of the technical issues associated with the request. The applicant has indicated the days and hours of operation, the placement of dumpsters, the dumpster service hours and the proposed signage plan.

The request is to rezone the site from C-3, General Commercial District, to PCD, Planned Commercial Development, to add an events center as an allowable use for the property. The applicant has indicated food is typically not prepared on site but is catered to the site by a catering company. The applicant also stated the business does not provide alcohol but the patrons are allowed to bring alcohol to the site for an event.

The building contains 6,800 square feet of floor area. Of the building area 3,600 square feet of building is occupiable space. Within the building there is 2,100 square feet of food prep area to allow the catering activities to plate and serve the food. There is also 1,200 square feet of storage and restroom space.



The building and a portion of the new proposed parking is located within the floodway. The applicant is proposing to maintain the parking located within the floodway as gravel and place wheel stops to protect the landscape area along the Rock Creek levee. The exception to this is the applicant is proposing to pave nine (9) parking spaces to serve as handicap spaces in front of the building. Typically the ordinance does not allow parking or improvements within the floodway. Staff feels since the cars can be easily moved should there be a threat of flooding the parking as proposed is appropriate.

The site plan indicates 69 parking spaces. Parking for an events center is typically based on one (1) parking space per 100 gross square feet of floor area. The building containing 6,800 gross square feet of floor area would typically require the placement of 68 parking spaces.

The applicant has indicated the hours of operation are from 8 am to 11 pm Sunday through Thursday and from 8 am to 2 am Friday and Saturday. The events center leases for event venues such as weddings, corporate events, birthday celebrations, and other special occasions.

The applicant is proposing signage as allowed in commercial zones or a maximum of 36-feet in height and 160 square feet in sign area. The applicant has indicated building signage will be placed on the front facades of the building and on the facades abutting the public streets.

The site plan indicates two (2) locations for dumpster placement and enclosures. One (1) of the locations is located within the floodway. Staff recommends this dumpster be placed on the site in an area that is outside the regulatory floodway. The applicant has indicated the hours of dumpster service are from 7 am to 6 pm Monday through Friday.

The applicant is proposing to maintain the existing auto repair garage and an office warehouse, janitorial service uses to continue to operate from the site.

Staff is supportive of the applicant's request. The applicant is seeking approval to add an events center as an allowable use for the property. The site contains adequate on-site parking to meet the typical minimum requirements of the ordinance. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning request is appropriate.

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.

PLANNING COMMISSION ACTION:

(JULY 20, 2017)

The applicant was not present. There were no registered objectors present. Staff presented the item stating the applicant had submitted a request dated July 5, 2017, requesting deferral of this item to the August 31, 2017, public hearing. 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 and 2 absent.

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PLANNING COMMISSION ACTION:

(AUGUST 31, 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 10 ayes, 0 noes and 1 absent.