

FILE NO.: Z-6323-T

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NAME: The Village at Rahling Road Lot 6 Revised PCD

LOCATION: Located at 16 Rahling Circle

DEVELOPER:

Joe Schneider  
Southeastern Retail Development  
6 Office Park Circle, Suite 100  
Birmingham, AL 35223

ENGINEER:

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

AREA: 1.5 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: PCD

ALLOWED USES: C-2, Shopping Center District Uses

PROPOSED ZONING: Revised PCD

PROPOSED USE: C-2, Shopping Center District Uses

VARIANCE/WAIVERS: None requested.

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BACKGROUND:

On August 5, 1997, the Board of Directors adopted Ordinance No. 17,542 which established The Village at Rahling Road Long-form PCD. The PCD established a 14-lot development with C-2, Shopping Center District uses being permitted. The initial action approved a site plan for Lots 1 and 2 of the development with the intent being that each of the remaining lots would be brought to the Commission and Board of Directors for a revision to the PCD on an individual lot basis as a particular development was proposed. Subsequent revision to the PCD zoning have allowed for the development of a number of the individual lots.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The developer is proposing to amend the PCD for Lot 6 to allow the construction of an 8,000 square foot building for a restaurant and a retail uses. The building will be designed utilizing a mixture of brick and/or stone and stucco. Currently there are two (2) planned tenants.

A restaurant user is proposed utilizing 4,000 square feet of sit down restaurant space with a drive through component. Hours of operation are proposed from 6 am to 9 pm daily with the flexibility throughout the year to extend the hours during holidays or special event. The hours may also fluctuate over time due to demand or a different restaurant user.

The development is also proposed with 4,000 square feet of retail space. The applicant has indicated a national soft goods retailer or similar retailer with hours of operation from 10 am to 8 pm daily will occupy the second lease space. The applicant has requested flexibility for the operating hours based on the time of year. The hours of operation may also fluctuate over time based on the demand and tenant turnover.

Based on the square footage for each user, the required parking count typically required to serve the development is 53 parking spaces. The current layout provides 46 parking spaces. The design of the Village at Rahling Road provides public street parking along Rahling Circle as well as three (3) public parking areas directly across the street that are utilized by all the tenants in the Village. The developer and tenants believe the parking is more than adequate as designed. A reduction in the typically required parking in the Village has been required and approved for multiple users due to the public parking areas provided. Currently, the development has functioned well as designed.

B. EXISTING CONDITIONS:

The site is a cleared flat site with street improvements in place. The property was cleared and graded with initial development of the conceptual PCD for the Village at Rahling Road. Access to the lot proposed for development is via Rahling Circle, off of Rahling Road. Smaller office buildings are located adjacent to the site proposed for development situated around Rahling Circle. There is a larger building located near Rahling Road constructed as a multiuse building through the original approval of the PCD. An events center was recently constructed across Rahling Circle from this site. The Promenade at Chenal, a new shopping mall, has recently been constructed across Chenal Parkway.

Rahling Circle has been constructed as a private drive. There are sidewalks in place along the property frontage. Chenal Parkway is constructed as a four lane median divided roadway. There are no sidewalks in place along the frontage of this property on the parkway. There is a traffic light located at Chenal Parkway and the proposed new drive extending from Rahling Circle.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received a few informational phone calls from area residents. All owners of property located within 200-feet of the site along with the Village of Wellington Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Plans have been approved and construction has begun on the private driveway accessing Chenal Parkway. Have the plans been revised?
2. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.
3. 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.
4. Stormwater detention ordinance applies to this property.
5. If disturbed area is 1 or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
6. 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.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to the project.

Entergy: Entergy does not object to this proposal. However, a three phase underground electrical line runs along the rear of Lot 6. Care must be used in construction so as not to build over or into Entergy's easement nor diminish the existing ground cover over its conduit containing the conductors.

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. 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.
3. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
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 if additional fire protection or metered water service is required.
6. 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.
7. 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.
8. 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.
9. This 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:

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.

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.

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). Number and Distribution of Fire Hydrants as per Table C105.1.

County Planning: No comment.

CATA: The area is currently served by CATA at this location via Route 17, Mabelvale and Route 22, Mabelvale-Midtown and by the Links para-transit. This location is currently in the long range planning. The proposal has no impacts on service and does not impede pedestrian access to the transit.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is subject to full commercial plan review 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.org](mailto:crichey@littlerock.org) or Mark Alderfer at 501.371.4875; [malderfer@littlerock.org](mailto:malderfer@littlerock.org).

Planning Division: This request is located in the Chenal Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for a rezoning from PCD (Planned Commercial District) to PCD (Planned Commercial District) to allow for the construction of small retail center with a general retail and restaurant use on this site. The site is within the Chenal Design Overlay District.

Master Street Plan: Chenal Parkway is a Principal Arterial and Rahling Circle is a Local Street 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 Chenal Parkway since it is a Principal Arterial. The primary function of a Local Street 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. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There is a Class I Bike Path shown along Chenal Parkway. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or/and easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements and the Chenal/Financial Center Design Overlay District. 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 less than nine (9) feet.
  - a. A minimum twenty-three (23) foot wide buffer (6% of the average lot width) is required along Rahling Circle.
2. 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. The south perimeter planting strip adjacent to Lot 7 is deficient.
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. 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). For developments with more than one hundred fifty (150) parking spaces the minimum size of an interior landscape area shall be three hundred (300) square feet. 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.

5. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
6. A landscape irrigation system shall be required for developments of one (1) acre or larger.
7. 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: (January 7, 2015)

Mr. Joe White and Mr. Brian Dale of White-Daters and Associates were present representing the request. Staff presented an overview of the item stating there were a few outstanding technical issues in need of addressing related to the site plan. Staff questioned the location of the proposed dumpster. Staff also questioned if there would be ground signage with the proposed development. Staff requested any areas of outdoor dining to be included on the site plan.

Public Works comments were addressed. Staff stated a grading permit would be required prior to the development of the site. Staff also stated the City's stormwater detention ordinance would apply to the development of the site. Staff noted the driveway extending from Chenal Parkway to Rahling Circle had been previously approved. Staff questioned if there had been any changes to the driveway location or design. Mr. White stated there had not been any changes to the location and design and the drive was being constructed as previously approved.

Landscaping comments were addressed. Staff stated the street buffer and southern perimeter buffer was not in compliance with the minimum standards of the landscape ordinance. Staff stated a 23-foot front street buffer and a nine (9) foot perimeter planting strip on the south side would be required to be in full compliance with the landscape ordinance. Mr. White stated he would like to meet and discuss buffer requirements with the landscape specialist prior to the resubmittal on January 14, 2015.

Staff noted the comments from the various other agencies. 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 site plan to staff addressing most of the issues raised at the January 7, 2015, Subdivision Committee meeting. The revised plan indicates the placement of an area for outdoor dining and indicates the proposed dumpster along the southern side of the building.

The developer is proposing to amend the PCD site plan for Lot 6 to allow the construction of an 8,000 square foot building for a restaurant and a retail uses. The building will be designed utilizing a mixture of brick and/or stone and stucco. Currently there are two (2) planned tenants.

A restaurant user is proposed utilizing 4,000 square feet of sit down restaurant space with a drive through component. The site plan indicates an area within the front sidewalk area for outdoor dining. The site plan indicates the outdoor dining will comply with all ADA requirements regarding passing and maintaining access.

Hours of operation are proposed from 6 am to 9 pm daily with the flexibility throughout the year to extend the hours during holidays or special event. The hours may also fluctuate over time due to demand or a different restaurant user.

The development is also proposed with 4,000 square feet of retail space. The applicant has indicated a national soft goods retailer or similar retailer with hours of operation from 10 am to 8 pm daily will occupy the second lease space. The applicant has requested flexibility for the operating hours based on the time of year. The hours of operation may also fluctuate over time based on the demand and tenant turnover.

Based on the square footage for each user, the required parking count typically required to serve the development is 53 parking spaces. The restaurant user would typically require the placement of 40 parking spaces and the retail use would require 13 spaces. The site plan as presented indicates 46 parking spaces. Three additional spaces are provided within the drive-through window area. The Village at Rahling Road provides public street parking along Rahling Circle and there are three (3) public parking areas directly across the street that are used by all the tenants in the development. Staff is supportive of the parking as proposed.

The developer is also requesting signage on all facades of the building facing a public street. This request would allow signage on two (2) sides of the building, east and west. The maximum sign area proposed is ten (10) percent of the façade area.

The site plan indicates the placement of a ground sign on Chenal Parkway. The sign is indicated with a maximum sign height of eight (8) feet and a maximum sign area of 100 square feet. A ground sign is proposed on Rahling Circle. The sign is proposed with a maximum height of six (6) feet and a maximum sign area of sixty-four square feet.



The site plan indicates the placement of an order menu board along the west side of the building. The applicant is requesting the order menu board not be screened. Staff is supportive of the request. There are no residential homes located in the area and there is a shopping center located across Chenal Parkway to the west.

The site plan indicates the placement of a nine (9) foot street buffer along Rahling Circle. The zoning ordinance would typically require the placement of a 23-foot street buffer along Rahling Circle based on six (6) percent of the average depth of the lot (388-feet). The landscape strip along the southern perimeter has been reduced to 6-feet 5-inches. The adjacent property is similarly zoned therefore no zoning buffer is required. The landscape ordinance requires a minimum landscape strip of 9-feet around the sites perimeters. The City Beautiful Commission must approve the reduced southern landscape strip.

Staff is supportive of the request. The applicant is proposing to amend the previously approved PCD for the development to allow the development of this lot with a restaurant and retail shopping. The overall center has developed with a mixture of uses including office, commercial, an events center and restaurant uses. Staff is supportive of the request to allow the reduced street buffer and the perimeter landscape strip along the southern perimeter.

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.

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PLANNING COMMISSION ACTION:

(JANUARY 29, 2015)

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 of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 10 ayes, 0 noes, 0 absent and 1 open position.