

FILE NO. Z-7517-C

NAME: Highway 10 Mini-Storage – Revised PCD

LOCATION: 23001 Highway 10

DEVELOPER:

Highway 10 Storage, LLC (Owner)
23001 Highway 10
Roland, AR 72135

OWNER/AUTHORIZED AGENT:

Joe White (Agent)
Joe White & Associates, Inc.
25 Rahling Circle
Little Rock, AR 72223

SURVEYOR/ENGINEER:

Joe White (Agent)
Joe White & Associates, Inc.
25 Rahling Circle
Little Rock, AR 72223

AREA: 2 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 6

PLANNING DISTRICT: 30

CENSUS TRACT: 42.02

CURRENT ZONING: PCD

VARIANCE/WAIVERS: None requested.

BACKGROUND:

On June 28, 2016, the Little Rock Board of Directors passed Ordinance No. 21,253 which rezoned this property from C-3 to PCD for development of the Highway 10 Storage Center.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting to revise the previously approved PCD by expanding the existing storage facility due to high demand. The proposed expansion will include the construction of five (5) units on two (2) acres south of the existing mini-storage facility. The additional property will be accessed internally from the existing development. The site is located within the Highway 10 Design Overlay District.

B. EXISTING CONDITIONS:

Properties in the general area contain residential uses and zoning in three (3) directions. The abutting property to the east contains a planned development (Jack Willis Outdoor Equipment). Properties further along the Highway 10 corridor, viewed from east to west, contain a mixture of planned developments, including one site zoned agricultural and farming.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 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. Any work involving one (1) or more acres of disturbed area require 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.
2. 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.
3. 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.

4. 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).
5. Per City Rev. Code 29-99, stormwater detention for developments is required. Provide stormwater detention infrastructure to satisfy this requirement.
6. A drainage study showing all hydrologic calculations for the site and all hydraulic calculations for the proposed storm sewer pipe system, swales and ditches, detention ponds, outlet structures, and inlets is required per City's stormwater management and drainage manual. 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.
7. Contact Planning and Development Dept., Engineering Division 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.
8. Any infrastructure within public right of way that is currently damaged or damaged during construction will be repaired or replaced at developer's expense before a final certificate of occupancy can be released for the building(s). This includes but is not limited to the following: noncompliant curb and gutter, asphalt, sidewalk, accessible ramps, storm drainage infrastructure, or concrete driveway aprons. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA accessibility requirements.
9. Per City Code 31-117, as built stormwater drainage infrastructure information/data shall be submitted to the Department of Planning and Development Engineering Division prior to final acceptance. This information shall include but not limited to pipe inverts, length of pipe, size of pipe, type of pipe, slope of pipe, and type of inlets.
10. Department engineering staff is required to perform a final inspection of all street and stormwater infrastructure construction. City maintenance of the street and stormwater drainage infrastructure within the public right of way cannot officially begin until final acceptance by Department engineering staff.

This needs to be completed and accepted by Department engineering staff prior to final acceptance.

11. Per City Code 31-434, a 50% maintenance bond for all street and stormwater infrastructure constructed within the public right of way shall be submitted to Department engineering staff for review. Before the 50% maintenance bond can be accepted, a contract unit bid price for every street and stormwater infrastructure construction item within the public right of way shall be submitted to Department engineering staff for review and approval.
12. Street design standards shall comply with the latest version of the *AASHTO A Policy on Geometric Design of Highways and Streets*, City's Master Street Plan (2018), and City's Standard Details for street and drainage facilities improvements (2015).
13. Street stormwater and detention infrastructure design standards shall comply with the City's Stormwater Management and Drainage Manual (2016) including City Code Chapters 29, 30, and 31.
14. Street pavement, sidewalks, curb and gutter, curb inlets, junction boxes, accessible ramps, and storm sewer infrastructure shall comply with City's specifications for construction as outlined in City Code Chapter 30.
15. Boundary street improvements are required per master street plan. Boundary street improvements shall include, but not be limited to, reconstruction of one-half section of the abutting street if the existing street is not up to city standards. Repair, replace, or extend existing damaged, missing, and noncompliant curb and gutter, sidewalk, access ramps or concrete driveway aprons within the public right-of-way adjacent to the site. Remove abandoned driveway cuts and replace with curb, gutter, and sidewalk. All work within the public right-of-way shall conform to City of Little Rock Public Works Standard Details and ADA guidelines.
16. Ferndale Cutoff Road is classified as a principal arterial per City's master street plan. Per principal arterial standard in master street plan, a total of one-hundred ten (110) feet of right of way is required for a principal arterial. Therefore, the developer will be required to dedicate a total fifty-five (55) feet of right of way from the existing centerline of Ferndale Cutoff Road to meet master street plan requirements.
17. Since this commercial development is located within the City's extraterritorial jurisdiction (ETJ), Pulaski County would be responsible for maintaining the boundary street improvements constructed as required by the City's master street plan. If Pulaski County does not want the boundary street improvements constructed as required, an official letter from Pulaski County is required to be submitted to Department engineering staff stating this fact and that the county will not be responsible for maintenance of the improvements in the future.

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

Little Rock Water Reclamation Authority:

1. Project cannot be served by LRWRA due to being outside of city limits.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments 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 Little Rock Fire Department is required.
3. A Capital Investment Charge based on the size of the 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 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 material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) 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 CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at

377-1226 if you would like to discuss backflow prevention requirements for this project.

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 backflow preventer shall be required.

Fire Department:

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 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 2021 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 2021 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 2021 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 provided 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 buildings 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.

30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4

D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceeds 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.

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.

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.

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.

Dead Ends.

Maintain fire apparatus access roads at dead end locations as per Appendix D of the 2021 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.

Gates

Maintain fire apparatus access road gates as per Appendix D of the 2021 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 allows manual operation by one person.

4. Gate components shall be maintained in an operable condition at all times and replaced 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.

Parks and Recreation: No comments received.

County Planning:

1. As with the previous phase of this project, the developer will need to provide a Quit-Claim deed to the County for the right of way along Ferndale Cut-Off Road.
2. Also, if the City requires half street improvements, the applicant will need to provide a set of construction documents to the County Engineer and County Inspectors for review prior to beginning construction.
3. The county will also need the following:
 - sign off from the West Pulaski Volunteer Fire Department.
 - Stormwater drainage/detention plans and SWPPP.
 - \$33.00 review fee.

F. BUILDING CODES/LANDSCAPE:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements. Refer to the Code of Ordinances, Chapter 15 Landscaping and Tree Protection, and Chapter 36, Article IX – Buffers and Screening.
2. The property must also comply with the requirements of the Highway 10 Overlay District.
3. Site development plans, with landscape and screening, must be submitted for review, and approval, prior to site clearing and tree removal.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

The request is in the Buzzard Mountain Planning District. The Land Use Plan shows Residential Medium Density (RM) for the requested area. The Residential Medium Density (RM) accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre. The application is to rezone from PCD to PCD. Surrounding the application area to the South is a large-lot single-family development. East across Ferndale Cut-off is a local market and a single-family residence.

The subject site is located in the Highway 10 Design Overlay District (Ord. 19041).

Master Street Plan:

Hwy 10 is a Principal Arterial on the Master Street Plan. Principal Arterials are roads designed to serve through traffic, and to connect major traffic generators or activity centers within urbanized areas. The standard Right of way of 110 feet is required. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

The Master Bike Plan Map does not show existing or proposed facilities in this area.

Historic Preservation Plan:

This property is not located in a Historic District.

H. ANALYSIS:

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Properties in the general area contain residential uses and zoning in three (3) directions. The abutting property to the east contains a planned development (Jack Willis Outdoor Equipment). Properties further along the Highway 10 corridor, viewed from east to west, contain a mixture of planned developments, including one site zoned agricultural and farming.

The proposed expansion contains five (5) additional storage units ranging from 6,700 square feet to 9,000 square feet in area. The applicant notes that three (3) of the new buildings will be climate controlled.

The additional buildings are well over the one hundred (100) foot setback from the front (north) property line as required by the Hwy 10 DOD, a rear yard setback ranging from 25.5 feet to 30.5 feet, side setback ranging from 28.5 feet to 34.2 feet from the west property line, and a range of twenty (20) feet to 51.4 feet from the east property line.

The additional property will be accessed internally from the existing development.

The site plan shows building spacing will provide ample maneuvering room for vehicular traffic on the site.

The site plan shows a seventeen (17) foot wide undisturbed buffer along the west and south property lines. The site plan shows approximately fifteen (15) feet of right-of-way dedication (1/2 ROW for minor arterial) along Ferndale Road.

The applicant notes the buildings will be constructed of traditional mini-storage material.

The applicant notes pack lighting will be installed as part of the proposed expansion. All site lighting must be low-level and directed away from adjacent properties.

Any new landscaping installed must comply with Chapter 15 of the City's Landscaping Code.

Any new dumpster installed on the site must comply with Section 36-523 of the City's Zoning Ordinance.

Any new signage must comply with Section 36-555 of the City's Zoning Ordinance (signs permitted in commercial zones).

Staff is supportive of the proposed expansion of the mini-storage facility. Staff feels the request is reasonable. The applicant is requesting no variances with this application. The abutting property to the east contains an existing planned development (Jack Willis Outdoor Equipment). Properties further along the Highway 10 corridor, viewed east to west, contain a mixture of planned

developments, including one site to the east, zoned agricultural and forestry. Staff feels the proposed mini-storage expansion should have no adverse impact on the residential properties in the general area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested mini-storage facility, subject to compliance with the comments and conditions noted in paragraphs D, E and F, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(MARCH 14, 2024)

The applicant was present, representing the application. Staff presented the item and a recommendation for approval. There was 1 person in opposition. The person in opposition did not stay to address the Commission. There was a motion to approve the application. There was a second. The vote was 10 ayes, 0 nays and 1 absent. The application was approved.