

FILE NO.: Z-9019

NAME: Clemons Short-form PCD

LOCATION: Located at 1403 West Roosevelt Road

DEVELOPER:

Tellys Clemmons
1409 West 57th Street
North Little Rock, AR

SURVEYOR:

John R. Tweedle
8114 Cantrell Road, Suite 350
Little Rock, AR 72227

AREA: 0.215 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

CURRENT ZONING: R-3, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PCD

PROPOSED USE: Barber beauty shop, Health studio and spa, Restaurant with take-out only service, General and professional office

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a rezoning of this site from R-3, Single-family to PCD to allow the reuse of a non-residential building as a barber beauty shop. The applicant is proposing the reuse of a former coin laundry as a six (6) chair barber beauty shop. The building contains 2,400 square feet building. A large portion of the site is currently asphalt. The site plan indicates the placement of 12 parking spaces on the site.

The applicant in addition to the barber beauty shop the applicant is requesting the allowance of a health studio and spa and a restaurant with take-out service only as allowable alternative uses for the site. The request also includes the

allowance of general and professional office uses to allow flexibility for future uses of the site.

B. EXISTING CONDITIONS:

This are of Roosevelt Road is a commercial node containing a number of uses including auto repair, a convenience store, single-family homes boarded residential homes and vacant commercially zoned property. To the east and west both along Roosevelt Road and along the north south streets there are single-family homes.

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 Downtown Neighborhood Association and the Wright Avenue Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Roosevelt Road is classified on the Master Street Plan as a principal arterial with special design standards. Dedication of right-of-way to 35 feet from centerline will be required.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

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. Service requirements and/or facilities locations shouldn't be an issue for this existing building. Contact Entergy in advance to discuss service requirements and facilities locations if upgrades are required.

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 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 area 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: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

CATA: The area is currently served by CATA at this location via Route #14. This location is currently in CATA's long range planning. The proposal has no impact to current service. Maintaining the bicycle and pedestrian way in this area is important to accessing transit; an important feature for future planning and development of this area.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in the Central City Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density allows 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 applicant has applied for a rezoning from R-3 (Single Family District) to PCD (Planned Commercial District) to allow for retail uses to be located on this site.

Master Street Plan: Roosevelt Road is 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 Roosevelt 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: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. All vehicular use areas which were in existence prior to the effective date of the Landscape Ordinance may continue as non-conforming until such time a building permit is issued to rehabilitate a structure on the property exceeding (50) percent of current replacement cost of the structure. At such time (50) percent of the existing vehicular use area shall be brought into compliance and shall continue to full compliance on a graduated scale based on the percentage of rehabilitation cost.
3. Existing vehicular use areas may continue as nonconforming until such time as a building permit is granted to enlarge or reconstruct a structure on the property exceeding ten (10) percent of the existing gross floor area. At such time ten (10) percent of the existing vehicular use area shall be brought into compliance with this chapter and shall continue to full compliance on a graduated scale.
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. SUBDIVISION COMMITTEE COMMENT: (April 1, 2015)

The applicant was present. Staff presented an overview of the item stating there were few outstanding technical issues associated with the request. Staff requested the applicant provide the days and hours of operation, the number of licensed professionals to operate from the site and the proposed signage plan.

Public Works comments were addressed. Staff stated a dedication of right of way to 35-feet from centerline was required.

Landscaping comments were addressed. Staff stated any new paved areas would require landscaping to comply with the City's Landscape Ordinance requirements.

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 a number of the technical issues associated with the request. The applicant has provided the number licensed professionals to operate from the site, the days and hours of operation and the proposed signage plan.

The applicant is requesting a rezoning of this site from R-3, Single-family to PCD to allow the reuse of a non-residential building as a barber or beauty shop. The building contains 2,415 square feet. The site plan indicates the placement of 12 parking spaces on the site. Parking for a barber beauty salon is based on one (1) parking space per two hundred (200) gross square feet of floor area. The typical parking requirement for a building this size is twelve (12) spaces.

The applicant is also requesting a health studio or spa and a restaurant with take-out service only as alternate allowable uses. The request also includes the allowance of general and professional office uses.

The applicant has indicated building signage will be used to identify the business. The proposed building signage will comply with building signage typically allowed in commercial zones or a maximum of ten (10) percent of the façade area abutting the public street. No ground signage is proposed at this time. The applicant has indicated should a ground sign be placed on the site the sign will comply with commercial signage or a maximum of thirty-six (36) feet in height and one hundred sixty (160) square feet in area.

The site plan does not include the placement of a dumpster. Should a dumpster be placed on the site in the future the dumpster hours should be limited to daylight hours and the dumpster screened per typical ordinance requirements.

The applicant has indicated the days and hours of operation from 8 am to 8 pm Monday through Saturday and Sunday by appointment only. There will be six (6) operators located within the building. The operators will schedule by appointment only and most likely not all six (6) operators will be on-site at one time.

Staff is supportive of the request. The site is located in a commercial area and the site was previously used as a coin laundry. To staff's knowledge there are no remaining outstanding technical issues in need of addressing related to the site plan. Staff does not feel the use of the building as proposed by the applicant will have any adverse impact on the site or the area.

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.

PLANNING COMMISSION ACTION:

(APRIL 23, 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 by a vote of 11 ayes, 0 noes and 0 absent.