

FILE NO.: Z-4029-C

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NAME: Orion Federal Credit Union Short-form PD-O

LOCATION: 1019 North University Avenue

DEVELOPER:

Orion Federal Credit Union  
7845 Hwy 64  
Memphis, TN 38133

OWNER/AUTHORIZED AGENT:

Mangan Properties/owner  
Crafton Tull/authorized agent

SURVEYOR/ENGINEER:

Crafton Tull  
10825 Financial Center Pkwy., Suite 300  
Little Rock, AR 72211

AREA: 0.72 acres                      NUMBER OF LOTS: 1                      FT. NEW STREET: 0 LF

WARD: 3                                      PLANNING DISTRICT: 4                      CENSUS TRACT: 15.02

CURRENT ZONING:                      O-2

ALLOWED USES:                      Office and Institutional

PROPOSED ZONING:                      PD-O

PROPOSED USE:                      Credit Union

VARIANCE/WAIVERS:                      None requested.

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BACKGROUND:

This property was zoned from R-2 to O-2 on July 15, 1983. On August 26, 2004, the planning commission approved a zoning site plan review to allow for development of the site for a dental clinic. The current Midtown Design Overlay District regulations requiring

the planned zoning district process for any new development in the district were adopted on May 15, 2007.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting approval of PD-O zoning to allow for development of the site with a 3,070 square foot, one story credit union branch building. The proposal includes a 15 space parking lot. Right-in and right-out driveways are to be constructed off of both University Avenue and Evergreen drive. Covered drive-thru services and ATM lanes will be located on the south side of the new building.

B. EXISTING CONDITIONS:

The site is wooded and undeveloped. An LRSD school campus is adjacent to the east. An undeveloped lot and additional office uses are located to the south. Office uses are located to the north and across University Avenue to the west.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Evergreen and South Normandy Neighborhood Associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy.
2. A grading permit in accordance with section 29-186 (c) & (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.
3. Provide a Sketch Grading and Drainage Plan per Sec. 29-186 (e).
4. Storm water detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or land owner.
5. If disturbed area is 1 or more acres, obtain a NPDES storm water permit from the Arkansas Department of Environmental Quality prior to the start of construction.
6. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.

7. Extend island at Evergreen St. driveway further south to the first parking space to prevent left turn movements. The island should be constructed with mountable curb.
8. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
9. 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/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: Sewer Available to this site. FOG Analysis Required for restaurant uses.

Entergy:

Entergy does not object to this proposal. As noted on the print there is an existing three phase, overhead power line on the east side of University on the west side of this property. There do not appear to be any conflicts with existing electrical utilities at this location. However, please note that a new drive will be installed on the SW corner of the property. All NESC and OSHA required clearances to overhead power lines and other utilities must be maintained during and after construction of the drive. The same applies for the drive to be constructed off Evergreen. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water:

All Central Arkansas Water requirements in effect at the time of request for water service must be met.

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.

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.

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.

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:

**Full Plan Review**

**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.

**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.

**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.

**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.

**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.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. **BUILDING CODES/LANDSCAPE:**

Building Code:

Project is subject to full commercial plan review and 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.gov](mailto:crichey@littlerock.gov) or  
Steve Crain at 501-371-4875; [scrain@littlerock.gov](mailto:scrain@littlerock.gov)

Landscape:

1. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements and the requirements of the Midtown Overlay District.
2. A land use buffer six (6) percent of the average width/depth of the lot will be required when an adjacent property has a dissimilar use of a more restrictive nature. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The property to the east is zoned R-2 CUP.

A as a component of all land use buffer requirements, opaque screening, whether a fence or other device, six (6) feet in height shall be required upon the property line side of the buffer. In addition to the required screening, buffers are to be landscaped at the rate of one (1) tree and three (3) shrubs for every thirty (30) linear feet.

3. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.

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). 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 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. Building landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building. These 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. 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:

This request is located in Heights Hillcrest Planning District. The Land Use Plan shows Public/Institutional (PI) for this property. The Public/Institutional category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The applicant has applied for a rezoning from O-2 (Office and Institutional District) to PD-O (Planned Development Office) to allow development of a branch credit union. The site is within the Midtown Design Overlay Districts.

Master Street Plan: West of the property is N. University Ave and it shown as a Principal Arterial on the Master Street Plan. North of the property is Evergreen Drive and it is shown as a Collector on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on University Avenue since it is a Principal Arterial. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. These streets 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 N. University Ave. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Revised plat/plan: Submit responses to staff issues and four (4) copies of a revised preliminary plat/plan (to include the additional information as noted above) to staff on or before April 10, 2019. If you have any questions please contact Dana Carney, [dcarney@littlerock.gov](mailto:dcarney@littlerock.gov) or 501.371.6817 or Jamie Collins, [gcollins@littlerock.gov](mailto:gcollins@littlerock.gov) or 501.371.6818.

H. SUBDIVISION COMMITTEE COMMENT: (April 3, 2019)

The applicant was present. Staff presented the item and noted there was some additional information needed. The applicant was advised to provide the building coverage, paved area coverage and green space as percentages of the lot. The applicant was advised to provide the proposed days and hours of operation and to locate the dumpster/trash collection area and required screening. Staff noted some specific development criteria from the Midtown DOD and asked the applicant to provide a checklist of how the proposed development complies with or does not comply with those criteria.

Public Works comments were presented and discussed. Staff specifically noted the need for a Sketch Grading and Drainage Plan.

Comments from other departments and reviewing agencies were noted. The applicant was advised to respond to staff issues by April 10, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant submitted responses to issues raised at subdivision committee. The applicant also went to the Midtown Redevelopment Advisory Board on April 5 (although there was not a quorum for a meeting).

Building coverage is 8.1%, paved area coverage is 44% and green space is 47.9%. Hours of operation are 7:30 am – 4:30 pm, Monday – Friday. Drive thru stays open to 5:00. There will be no dumpster.

The applicant submitted the following responses to specific DOD related questions. The eastern and western walls have window openings which comprise about 59% of the wall area; slightly less than the required 60%. The eastern side is the side which opens to internal pedestrian circulation. The primary façade is parallel with the street. The lower portion of the building will be constructed of brick masonry and floor to ceiling window openings. The upper portion of the building will be architectural metal panel. The entry to the building is located on the east side of the building, oriented to the parking lot. Due to the severity of the grading necessary for development of the site, a retaining wall will be constructed on the west side of the building. Pedestrians are not encouraged to use University Avenue as an access due to the effects of traffic on University. Since no customers are expected to access the site from University, the applicant has chosen not to place



a door on the west side of the building. The plan does provide for a pedestrian walkway from Evergreen to the building entry. The plan shows 15 on-site parking spaces. The maximum number typically allowed by the DOD is 8 spaces. The nature and location of this development is such that most traffic to the site will be via vehicle, not pedestrian. There will be no ground mounted sign. Signage will be on the building and will comply with the DOD. Street trees will be planted in accordance with the DOD. Due to the severity of the grade, it is necessary to grade the site, resulting in the removal of all existing trees. Site lighting will be in accordance with the DOD. The front building setback is indicated as 25 feet, slightly more than the 20 feet specified by the DOD. This is necessary due to presence of utilities and the required site grading. Again, the facility is not anticipated to have walk-up traffic utilizing University Avenue.

Staff is supportive of the proposed PD-O for a credit union building. Although the plan does not comply fully with all aspects of the DOD, staff feels the applicant has proposed a quality development. The property is located at the northern edge of the DOD and is not within what was anticipated to be the more pedestrian oriented area of the Midtown DOD.

J. STAFF RECOMMENDATION:

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

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PLANNING COMMISSION ACTION:

(APRIL 25, 2019)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. Staff noted that the applicant had submitted revised plans for the retaining wall, showing curved sections to comply with Section 29-210. There was no further discussion. A motion was made to approve the item, with all staff comments and conditions. The motion was seconded and approved by a vote of 9 ayes, 0 noes and 1 absent.