

FILE NO.: Z-6060-A

NAME: Dash Heating and Cooling Revised Short-form PD-O

LOCATION: Located at 12417 Cantrell Road

DEVELOPER:

Dash Heating and Cooling
12417 Cantrell Road
Little Rock, AR 72223

ENGINEER:

Crafton Tull and Associates
10825 Financial Center Parkway, Suite 300
Little Rock, AR 72211

AREA: 5.47 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 4 PLANNING DISTRICT: 1 – River Mountain CENSUS TRACT: 42.15

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Dash Heating and Cooling

PROPOSED ZONING: PD-O

PROPOSED USE: Dash Heating and Cooling allow the site area to be expanded

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting to rezone the property from R-2, Single-family to PD-O, Planned Development Office, to allow the site area to expand. A replat will be completed for the proposed Lot A-R upon approval. The expansion of land area will allow additional area for the existing fenced service area on the property for vehicle parking.

B. EXISTING CONDITIONS:

The site contains Dash Heating and Cooling which has been at this location for a number of years. There is a church to the south and a small office park to the west. North of the site are office uses and a PCD, Planned Commercial

Development, which was recently approved and on the current agenda for a revision to allow a restaurant as an allowable use within the multi-tenant building. Cantrell Road is a five (5) lane road with curb and gutter in place. There is no sidewalk located on this property.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Piedmont Neighborhood Association and the Walton Height Candlewood Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Cantrell Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.
2. Due to Piedmont Pond located downstream of the subject property, adequate erosion controls are required to be installed and maintained during construction.
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. The project would qualify for a contribution in-lieu of construction at the time of the building permit.
5. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to this site. Existing easements must be retained. Contact Little Rock Wastewater Utility for additional information.

Entergy: Entergy does not object to this proposal. A three phase, overhead power line exists along the west side of this property but does not appear to be in conflicts with the addition of the land area. Contact Entergy in advance to discuss future service requirements, new facilities locations and adjustments to existing facilities (if any) as this project 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. 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. Contact Central Arkansas Water regarding the size and location of the water meter.
5. 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.
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. 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.

Fire Department: No comment.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: The site is located on Rock Region Metro Route #25, the Pinnacle Express Route.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: No comment.

Planning Division: This request is located in River Mountain Planning District. The Land Use Plan shows Office (O) for this property. The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for a rezoning from R-2 (Single-family district) to Short-form PD-O (Planned Development Office) to add additional land area to the existing developed site. The request is within the Highway 10 Design Overlay District.

Master Street Plan: North of the Property is Cantrell Road and it shown as a Principal Arterial 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 Cantrell 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 I Bike Path is shown along Cantrell Road. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

Landscape:

1. No comment.
2. 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 5, 2017)

The applicant was present. Staff presented an overview of the item stating there were few additional technical issues in need of addressing related to the site plan. Staff questioned the proposed use of the property. Staff also questioned if there were any modifications proposed to the existing signage plan.

Public Works comments were addressed. Staff stated dedication of right of way to 55-feet from centerline was required along Cantrell Road. Staff stated a grading permit was required prior to any land clearing or grading activities on the site. Staff requested the applicant provide a sketch grading and drainage plan for the site.

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.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing most of the technical issues associated with the request raised at the April 5, 2017, Subdivision Committee meeting. The applicant has indicated the area will be used for vehicle and materials storage. The applicant has also indicated there were no changes proposed to the existing signage plan, the dumpster placement or hours of dumpster service or the hours of operation.

The request is a rezoning of the property from R-2, Single-family to PD-O, Planned Development Office, to allow the site area to expand. The property is currently operating as a non-conforming use as allowed by the zoning ordinance. With the proposed expansion the applicant is seeking approval of the PD-O, Planned Development Office zoning as required by the zoning ordinance.

A replat will be completed for the site (Lot A-R) upon approval of the PD-O, Planned Development Zoning. The expansion of land area will allow additional area for the existing fenced service area on the property for vehicle parking, storage of materials and equipment associated with Dash Heating and Cooling.

The applicant indicates the businesses hours are from 7:30 am to 5:00 pm Monday through Friday. The applicant has indicated the dumpster location and the screening mechanism on the site plan. The applicant notes the current hours of dumpster service will not change.

Staff is supportive of the applicant's request. The applicant is seeking rezoning to recognize the existing business located on the site and to allow a small expansion of land area to be incorporated into the development plan. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff feels the rezoning as proposed is appropriate.

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 27, 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 11 ayes, 0 noes and 0 absent.