

FILE NO.: Z-8737-C

NAME: Davis Storage Development Long-form PD-C

LOCATION: Located at 8222 Stagecoach Road

DEVELOPER:

Davis Properties, LLC
c/o Terry Burruss Architects
11912 Kanis Road, F-8
Little Rock, AR 72211

SURVEYOR:

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

ARCHITECT:

Terry Burruss Architects
11912 Kanis Road, F-8
Little Rock, AR 72211

AREA: 7.4 acres NUMBER OF LOTS: 1 FT. NEW STREET: 0 LF

WARD: 7 PLANNING DISTRICT: 17 – Crystal Valley CENSUS TRACT: 42.21

CURRENT ZONING: R-2, Single-family and C-3, General Commercial

ALLOWED USES: Single-family and General retail

PROPOSED ZONING: PCD

PROPOSED USE: Mini-warehouse and C-3, General Commercial District uses

VARIANCE/WAIVERS:

1. A variance from Sections 30-43 and 31-210 to allow the drives as indicated on the site plan.
2. A variance from the Land Alteration Ordinance to allow advanced grading of future phases with the development of the first phase on the site.

BACKGROUND:

On March 30, 2017, the Little Rock Planning Commission withdrew a request for a Conditional Use Permit to allow the development of mini-warehouse on a smaller area of this site.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is proposing a rezoning of the site from R-2, Single-family and C-3, General Commercial District to PCD, Planned Commercial Development, to allow the development of the site with mini-warehouse. The plan indicates the placement of twelve (12) buildings of climate and non-climate controlled storage buildings. The plan indicates the placement of a retail building along Stagecoach Road. A separate structure is proposed as the leasing office containing an on-site manager residence. The applicant has indicated C-3, General Commercial District uses as the allowable uses within the retail building. The development is proposed in multiple phase.

B. EXISTING CONDITIONS:

The site was previously used as a contractor office and storage yard. The site has been cleared. The area along the western perimeter is heavily wooded. There are a number of non-residential uses in this area including a church, scrap metal salvage, a tire store, a dental office and automobile sales. Stagecoach Road has been constructed by the Highway Department as a four lane road with a center turn lane. The road has curb and gutter. There are no sidewalks in place along the frontage of this site.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Crystal Valley Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Stagecoach 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. The proposed driveway apron(s) should be constructed in accordance with AHTD driveway details to provide future pedestrian crossing in conformance with ADA guidelines.
3. Repair or replace any curb and gutter or sidewalk that is damaged in the public right-of-way prior to occupancy.

4. Obtain permits for improvements within State Highway right-of-way from AHTD, District VI.
5. 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. Will construction of the development be phased? Will an advance grading variance be requested to advance grade future phases with the construction of Phase 1?
6. Provide a Sketch Grading and Drainage Plan per Section 29-186 (e).
7. Stormwater detention ordinance applies to this property. Maintenance of the detention pond and all private drainage improvements is the responsibility of the developer and/or property owner.
8. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
9. 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.
10. If a drive-through fast food restaurant is proposed, show the amount of vehicle stack and the order board location.
11. Sidewalks with appropriate handicap ramps are required to be constructed adjacent to Stagecoach Road in accordance with Section 31-175 of the Little Rock Code and the Master Street Plan. The back of the new sidewalk should be located at the property line and connected with existing adjacent sidewalk.
12. A special Grading Permit for Flood Hazard Areas will be required per Section 8-283 prior to construction.
13. The minimum Finish Floor elevation of at least one (1) foot above the base flood elevation is required to be shown on plat and grading plans.
14. Driveway locations and widths do not meet the traffic access and circulation requirements of Sections 30-43 and 31-210. A variance is required for the proposed driveways. Driveway spacing on arterial streets is 300 feet between driveways and intersections and 150 feet from side property lines. The width of driveway must not exceed 36 feet.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Little Rock Wastewater: Sewer available to the site. EAD approval required for food prep on site.

Entergy: Entergy does not object to this proposal. An overhead power line exists on the east side of this property. The main power line runs along Stagecoach Road. Caution should be used in the siting and construction of the easternmost

building as it may be very near to an overhead power line. Please ensure that proper NESC and OSHA required clearances are maintained. 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. A water main extension will be needed to provide water service to this property.
3. 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.
4. 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.
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 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.
7. 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.
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. 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.

Fire Department:

1. Maintain Access:
2. 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.
3. 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.
4. 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.
5. 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.
 - a. 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.
 - b. 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.
 - i. 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.
 - c. 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.

6. 30' Tall Buildings - Maintain aerial fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D105.1 – D105.4
 - a. D105.1 Where Required. Where the vertical distance between the grade plane and the highest roof surface exceed 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.
 - b. 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.
 - c. 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.
 - d. 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.
7. 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.
8. 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 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.
9. 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 (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

Rock Region Metro: The site is not located on a Rock Region Metro bus route.

F. ISSUES/TECHNICAL/DESIGN:

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 or
Mark Alderfer at 501.371.4875; malderfer@littlerock.gov.

Planning Division: This request is located in the Crystal Valley Planning District. The Land Use Plan shows Commercial (C). 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 C-3 (General Commercial Development) and R-2, Single-family District to Long-form PCD (Planned Commercial Development) to allow a retail development along with mini-warehouse on the site.

Master Street Plan: South of the property is Stagecoach 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 Stagecoach 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 II Bike Lane is shown along Stagecoach Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. A land use buffer will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the landscape ordinance of the City, Section 15-81. The properties to the north and west are zoned R-2, Single-family a minimum buffer will be required at six (6) percent of the average depth / width of the lot. The minimum dimension adjacent to the north property line shall be forty-five (45) feet, thirty-two (32) feet of this buffer is to remain undisturbed.
3. 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.
4. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building
5. A landscape irrigation system shall be required for developments of one (1) acre or larger.
6. The development of two (2) acres or more requires an approved landscape plan stamped with the seal of a registered landscape architect prior to the issuance of a building permit.
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: (April 5, 2017)

Mr. Terry Burruss was present representing the request. Staff presented an overview of the item stating there were additional items necessary to complete the review process. Staff requested information concerning the proposed retail uses within the retail building indicated along Stagecoach Road. Staff also requested

information concerning the proposed days and hours of operation, the proposed building heights, the activities taking place within the mini-warehouse portion of the development and the number of rental units within the mini-warehouse development.

Public Works comments were addressed. Staff stated a grading permit was required prior to any construction activities taking place on the site. Staff stated the City's Stormwater Detention Ordinance would apply to the development of the site. Staff requested the applicant provide a sketch grading and drainage plan. Staff stated the driveway locations did not meet the minimum spacing criteria of the Master Street Plan. Staff stated a minimum finish floor elevation of one (1) foot above the base flood elevation was required.

Landscaping comments were addressed. Staff stated a land use buffer was required where adjacent to a dissimilar use. Staff stated the land use buffer was to be a minimum of nine (9) feet and a maximum of 50-feet. Staff stated the minimum width adjacent to the north property line was 45-feet, 32-feet of which was to remain undisturbed. Staff stated developments over two (2) acres were required to provide a landscape plan stamped with the seal of a registered landscape architect.

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 days and hours of operation, the building height and the activities to take place within the mini-warehouse portion of the development.

The request is a rezoning of the site from R-2, Single-family and C-3, General Commercial District to PCD, Planned Commercial Development, to allow the development of the site with mini-warehouse. The plan indicates the placement of twelve (12) buildings of climate and non-climate controlled storage buildings.

The project is proposed in two (2) phases. The Phase 1 portion of the development includes the construction of 52,920 square feet of building area. The plan indicates 1,800 square feet for the apartment/mini-warehouse leasing office and 9,000 square feet of retail utilizing C-3, General Commercial District uses as allowable uses. The applicant is proposing to construct three buildings of climate and non-climate controlled storage. The plan notes Building 1 containing 14,560 square feet of climate storage and 2,600 square feet of non-climate controlled storage. Building 2 is proposed with 5,200 square feet of non-climate

controlled storage and Building 3 is proposed with 13,440 square feet of climate controlled storage and 6,320 square feet of non-climate controlled storage.

Phase 2 includes the development of nine (9) additional buildings of climate and non-climate controlled storage. The total building area within the second phase is 55,840 gross square feet. Buildings 4, 5 and 6 contain climate controlled storage. These buildings along with the remaining buildings all contain non-climate controlled storage. Building 4 contains 9,520 square feet of climate controlled storage and 1,700 square feet of non-climate controlled storage. Building 5 contains 6,160 square feet of climate controlled storage and 1,100 square feet of non-climate controlled storage and Building 6 contains 14,560 square feet of climate controlled storage and 2,000 square feet of non-climate controlled storage. The remaining building are proposed as non-climate controlled storage buildings ranging in size from 3,400 square feet to 3,800 square feet.

The plan indicates the placement of a retail building along Stagecoach Road. The applicant has indicated C-3, General Commercial District uses as the allowable uses within the retail building. The plan includes the placement of 43 parking spaces for the retail portion of the development. The site plan indicates the placement of a pick-up window. The applicant has not indicated an order board for a fast food restaurant nor has the applicant noted a request for the waiver of the screening of the order board. Staff recommends should a restaurant locate in the end cap of the building the applicant provide proper screening of the menu order board as typically required within the zoning ordinance.

Parking for a 9,000 square foot retail development based on one (1) parking space per 300 gross square feet of floor area is 30 parking spaces. The applicant has not placed limits on the square footage for the proposed uses and any potential restaurant user. Staff recommends the use mix of the building match the parking available on the site.

The applicant has indicated the dumpster along the Stagecoach Road frontage. A note on the plan indicates the dumpster will be screened per typical ordinance requirements. Staff recommends the screening be of masonry block with a solid metal gate placed on the front of the dumpster. Staff also recommends evergreen plantings be placed around the enclosure to soften the visual impact of the dumpster. The hours of dumpster service are limited to 7 am to 6 pm Monday through Friday.

The plan indicates the proposed signage plan. The applicant is proposing the placement of a ground sign with the front yard setback. The sign is proposed with a maximum height of 36-feet and a maximum sign area of 160 square feet. Building signage is proposed on the front façade of the retail building and on the front façade of the office both limited to ten (10) percent of the façade area of each structure.

The street buffer is indicated at 30-feet. The ordinance would typically require the placement of a street buffer with an average width of 50-feet. The plan as presented does not comply with the typical minimum ordinance requirement. The plan indicates the landscaped area as detention storage for the site. Staff is supportive of the detention as proposed provided the plant material can be installed as required by various City ordinances.

The applicant indicates the hours of operation for the site for the retail portion are from 8:00 am midnight seven (7) days per week. The mini-warehouse office hours are from 8:00 am to 4:00 pm Monday through Saturday. The mini-warehouse portion of the development will have 24/7 access via key code at the gated entrance.

The plan indicates the placement of an eight (8) foot chain link fence around the perimeter of the site. The plan also indicates an area of outdoor storage for boats and RV's. The applicant indicates no businesses will be permitted to operate from the site. There will be no flammable materials stored on the property.

The request includes a variance from the City's Land Alteration Ordinance to allow grading of future phases with the development of the first phase. The applicant notes there will be a significant amount of dirt to be moved on the site and the allowance to advanced grade will allow the site to better balance.

The request also includes a variance from Section 30-43 and 31-210 to allow the drive on Stagecoach Road nearer the property line than typically allowed. The drive is indicated 60-feet from the eastern property line. The applicant is proposing a cross access agreement with the property owner to the west as that property redevelops in the future.

Staff is supportive of the applicant's request. The applicant is requesting approval of a rezoning from C-3, General Commercial District and R-2, Single-family District to PCD, Planned Commercial Development, to allow the development of the site with mini-warehouse. To staff's knowledge there are no remaining outstanding technical issues associated with the request. Staff does not feel the redevelopment as proposed will have a significant impact on this development or of adjoining property.

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.

Staff recommends approval of the variance request from Section 30-43 and 31-210 to allow the driveway nearer the property line than typically allowed.

Staff recommends approval of the variance request from the City's Land Alteration Ordinance to allow grading of future phase with the development of the first phase.

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. Staff presented a recommendation of approval of the variance request from Section 30-43 and 31-210 to allow the driveway nearer the property line than typically allowed. Staff presented a recommendation of approval of the variance request from the City's Land Alteration Ordinance to allow grading of future phase with the development of the first phase. Staff presented a recommendation of approval of the variance request from the City's Land Alteration Ordinance to allow grading of future phase with the development of the first phase. 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.